



6 Orchard Fields, Healing, North East Lincolnshire, DN41 7AF
£325,000

Key Features:

- Modern Four Bedroom Detached Home
- Desirable Village Location
- Spacious & Versatile Family Accommodation
- Open Plan Kitchen/Dining Room
- Generous Dual Aspect Living Room
- Utility & Cloakroom
- Luxury Family Bathroom
- Substantial Loft Space with Conversion Potential
- Detached Double Garage & Ample Parking
- NO ONWARD CHAIN

Situated within the exclusive Orchard Fields development in the desirable village of Healing, this impressive four bedroom detached home was built in 2021 by respected local developers Taylor Homes Ltd. Set at the end of a quiet private road, the property offers spacious and thoughtfully designed accommodation.

The ground floor comprises a welcoming entrance hall, comfortable dual aspect living room with sliding doors opening onto the garden, and an impressive open plan kitchen and dining room. The kitchen is fitted with contemporary gloss units, integrated oven, hob and dishwasher, together with a peninsula breakfast bar. A separate utility room and ground floor cloakroom provide further convenience.

To the first floor are four well-proportioned bedrooms, complemented by a luxury family bathroom featuring a freestanding bath and separate shower enclosure.

A staircase from the first floor landing provides access to a substantial loft space, offering excellent scope for conversion into a fifth bedroom with en suite, a games room or simply retained as generous storage. Externally, the property enjoys a recently landscaped rear garden featuring a lawn, paved patio, decking area and raised planters, creating an attractive and private outdoor space. A detached double garage with twin electric doors is accompanied by a generous driveway and additional parking, providing excellent space for multiple vehicles.

This superb family home combines modern accommodation with a desirable village setting. Healing is renowned for its excellent schooling, village amenities, rail links and convenient access to Grimsby town centre, Cleethorpes seafront, and the surrounding countryside. Offered for sale with no forward chain.



LOUNGE
21'6" x 14'6" (6.57 x 4.43)

LIVING/DINING KITCHEN
21'6" x 14'10" (6.57 x 4.53)

UTILITY
10'3" x 5'9" (3.13 x 1.76)

CLOAKROOM
7'3" x 3'3" (2.22 x 1.01)

FIRST FLOOR

BEDROOM 1
13'6" x 11'1" (4.12 x 3.39)

BEDROOM 2
10'11" x 10'5" (3.35 x 3.18)

BEDROOM 3
10'11" x 7'6" (3.35 x 2.29)

BEDROOM 4
10'11" x 7'9" (3.35 x 2.37)

FAMILY BATHROOM
10'6" x 8'5" (3.22 x 2.58)

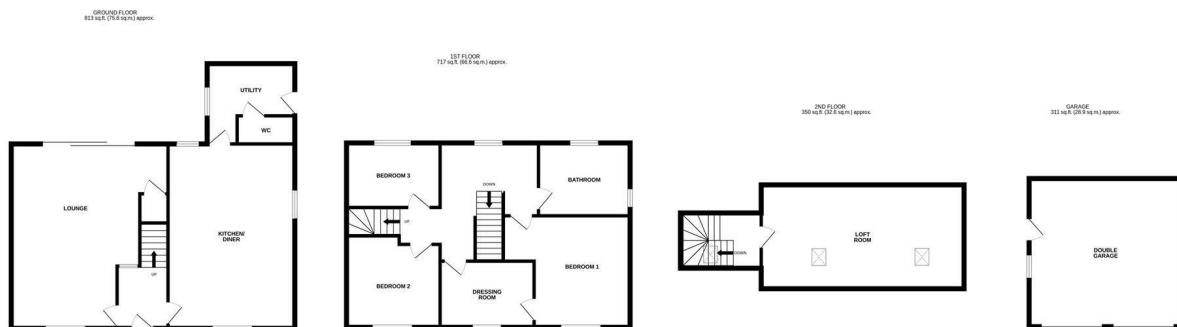
LOFTROOM
24'2" x 12'2" (7.37 x 3.72)

GARAGE
19'3" x 11'5" (5.88 x 3.48)

TENURE
Freehold

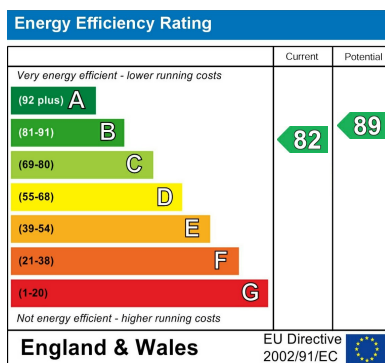
COUNCIL TAX BAND
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TOTAL FLOOR AREA : 2192 sq.ft. (203.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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