

**46 Eagle Drive, Humberston, North East Lincolnshire, DN36 4ZL**  
**£275,000**

## Key Features:

- Modern Four Bedroom Detached Family Home
- Built in 2022 , New Build Warranty Remaining
- Open Plan Dining Kitchen
- Lounge & Separate Snug/Study
- Utility Room & Downstairs Cloakroom
- En Suite Shower Room & Family Bathroom
- Driveway Parking
- Detached Double Garage

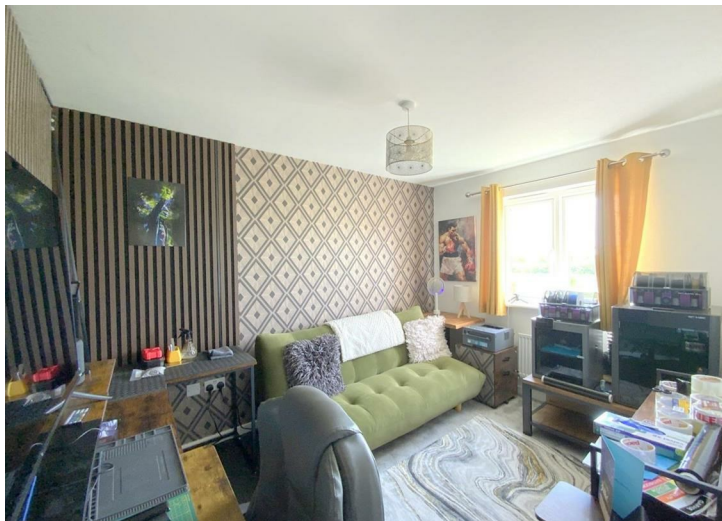
Situated on a popular residential development off Humberston Avenue, this modern four bedroom detached home, built in 2022, offers stylish, contemporary living throughout. Providing spacious and versatile accommodation, the property is ideally suited to modern family life and is well placed for reputable local schools and amenities.

The accommodation is introduced by a welcoming entrance hall leading through to a full width dining kitchen, thoughtfully designed as the heart of the home. Fitted with a large range of modern shaker style units, integrated appliances and contrasting Quartz stone worktops, the kitchen provides both style and functionality, with French doors opening onto the rear garden. Wood effect LVT flooring flows throughout much of the ground floor, enhancing the sleek, modern finish.

Open access leads into the well proportioned front aspect lounge, while a separate snug/study offers flexibility for home working or an additional sitting room. A utility room and downstairs cloakroom add further practicality.

To the first floor are three good sized double bedrooms together with a versatile fourth bedroom, ideal as a dressing room or nursery. The main bedroom benefits from its own en suite shower room, whilst the remaining bedrooms are served by a family bathroom.

Occupying a generous corner position with open field views to the front, the property enjoys an attractive rear garden together with driveway parking and a detached double garage.



**LOUNGE**

13'2" x 10'5" (4.02 x 3.18)

**DINING KITCHEN**

20'3" x 9'6" (6.19 x 2.90)

**SNUG/STUDY**

10'9" x 9'10" (3.28 x 3.00)

**UTILITY ROOM**

6'2" x 5'2" (1.88 x 1.58)

**CLOAKROOM/WC**

5'2" x 3'0" (1.59 x 0.92)

**FIRST FLOOR**

**BEDROOM 1**

11'6" x 10'11" (3.51 x 3.33)

**EN-SUITE SHOWER ROOM**

6'5" x 6'2" (1.98 x 1.89)

**BEDROOM 2**

11'5" x 8'5" (3.49 x 2.58)

**BEDROOM 3**

9'10" x 9'2" (3.02 x 2.80 )

**BEDROOM 4**

8'0" x 7'8" (2.45 x 2.35)

**FAMILY BATHROOM**

8'2" x 6'5" (2.51 x 1.97)

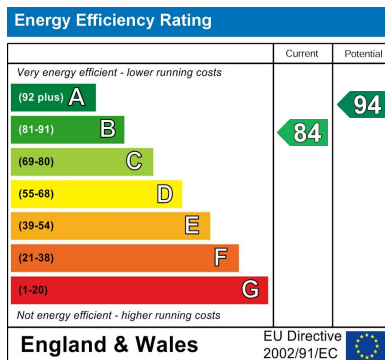
**TENURE**

Freehold

**COUNCIL TAX BAND**

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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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

