ARGYLE
ESTATE AGENTS

42 Links Drive, Humberston, DN36 4ZG
£249,950

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

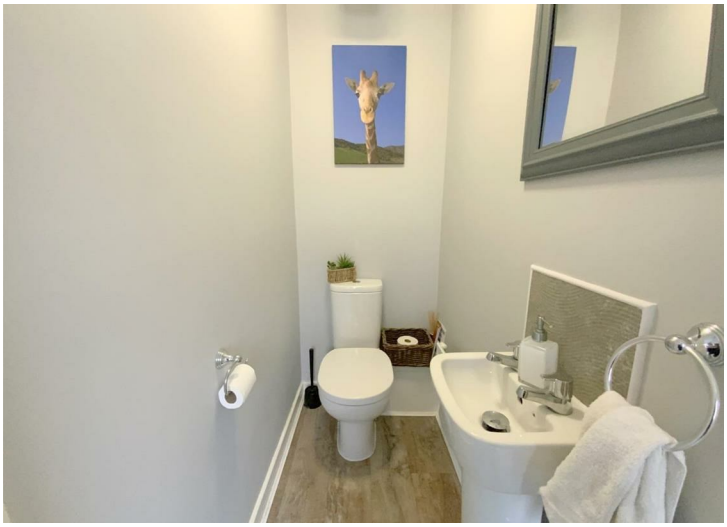
- Three Bedroom Detached Home
- Popular Millennium Farm Development
- Generous South Facing Rear Garden
- Modern Kitchen Diner
- Dual Aspect Lounge
- Utility & Cloakroom/WC
- Main Bedroom with En Suite
- Family Bathroom
- Ample Driveway Parking
- Detached Garage

Situated within the popular Millennium Farm development off Humberston Avenue, this three bedroom detached home offers well planned accommodation together with a generous south facing rear garden. The property is ideally located within the catchment area for highly regarded schools and close to local amenities, while Cleethorpes seafront is also within easy reach.

The main living areas are both dual aspect, with the kitchen diner fitted with modern gloss units, integrated appliances including an oven, induction hob and dishwasher, and the lounge features French doors opening directly onto the rear garden. A separate utility room provides further storage and space for laundry appliances, alongside a cloakroom/WC.

The first floor provides three bedrooms, with the main bedroom benefiting from an en suite shower room. There are two further good sized bedrooms, together with a family bathroom fitted with a shower over the bath.

The property occupies a spacious corner position, with the rear garden enjoying a south facing aspect. Mainly laid to lawn, the garden also features a covered patio area, creating a pleasant space for outdoor seating and entertaining. To the front, a driveway provides off road parking for two vehicles and access to the detached garage.



LOUNGE
18'6" x 10'2" (5.65 x 3.10)

KITCHEN DINER
18'6" x 9'4" (5.64 x 2.87)

UTILITY
6'1" x 5'2" (1.87 x 1.60)

CLOAKROOM/WC
4'11" x 2'10" (1.51 x 0.87)

FIRST FLOOR

BEDROOM 1
18'6" x 10'4" (5.65 x 3.15)

EN-SUITE SHOWER ROOM
7'2" x 3'10" (2.20 x 1.19)

BEDROOM 2
10'8" x 8'5" (3.27 x 2.57)

BEDROOM 3
9'2" x 7'6" (2.81 x 2.31)

BATHROOM
7'2" x 6'2" (2.19 x 1.88)

GARAGE
18'0" x 8'11" (5.51 x 2.74)

TENURE
FREEHOLD

COUNCIL TAX
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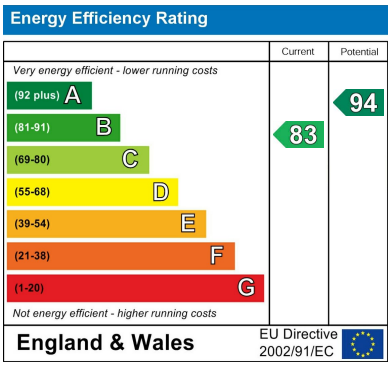

Viewing

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 confirrmed 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

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