



19 Fairway Drive, Humberston, North East Lincolnshire, DN36 4ZQ
£340,000

Key Features:

- Detached FIVE Bedroom Family Home
- Highly Regarded Residential Location
- Popular School Catchment
- Four Double Bedrooms and Fifth Bedroom/Study
- Main Bedroom En Suite and Family Bathroom
- Open Plan Kitchen Diner
- Utility Room and Downstairs Cloak/WC
- Generous West Facing Rear Garden
- Driveway Parking and Integral Garage

Situated within a highly regarded residential setting just off Humberston Avenue, this attractive five bedroom detached home, built in 2019, offers spacious and versatile family living. Conveniently positioned for popular schools, a wide range of local amenities, and a short drive to both Grimsby town centre and Cleethorpes seafront.

Well presented, the accommodation comprises an entrance hall, front aspect lounge, open plan kitchen diner opening onto the rear garden, a utility room and downstairs cloak/WC. To the first floor, a galleried landing leads to four good sized double bedrooms, all of which benefit from built-in wardrobes, plus a flexible fifth bedroom/study. The main bedroom features its own en-suite, with a family bathroom serving the remaining bedrooms. Notably, both facilities are fitted with a separate bath and shower, offering added convenience for everyday family life. Outside, the property enjoys a generous west facing rear garden, a double width block paved driveway and integral garage.



ENTRANCE HALL

16'9" x 6'2" (5.11 x 1.89)

Entered via a composite front entrance door. With LVT flooring, access to the integral garage, and staircase to the first floor.

CLOAKROOM/WC

6'0" x 3'3" (1.85 x 1.00)

Fitted with a pedestal hand basin and WC.

LOUNGE

14'11" x 11'5" (4.55 x 3.48)

To front aspect, with plantation shutters.

KITCHEN/DINER

28'0" x 11'3" (8.54 x 3.43)

Fitted with a range of modern gloss units, and contrasting worktops incorporating a stainless-steel sink. Built-in oven, gas hob with extractor over, and an integrated dishwasher. Continued LVT flooring. Rear aspect window, and double French doors opening onto the rear garden.

UTILITY ROOM

7'9" x 5'6" (2.38 x 1.69)

With sink unit, space for laundry appliances, and access to the side of the property.

FIRST FLOOR LANDING

With a useful built-in storage cupboard, loft access, and front aspect window with plantation shutters.

BEDROOM 1

13'5" x 12'11" (4.11 x 3.95)

To front aspect, with plantation shutters, and built-in wardrobes.

EN-SUITE

7'4" x 5'7" (2.26 x 1.72)

Fitted with a shower enclosure, panelled bath, pedestal basin, WC and heated towel rail.

BEDROOM 2

12'2" x 9'4" (3.71 x 2.85)

To front aspect, with plantation shutters, and built-in wardrobes.

BEDROOM 3

12'7" x 8'5" (3.85 x 2.58)

To rear aspect, with built-in wardrobes.

BEDROOM 4

11'9" x 8'3" (3.59 x 2.52)

To rear aspect, with built-in wardrobes.

BEDROOM 5/STUDY

8'5" x 6'7" (2.59 x 2.02)

To rear aspect.

FAMILY BATHROOM

9'3" x 7'1" (2.82 x 2.17)

Fitted with a shower enclosure, panelled bath, pedestal basin, WC, and heated towel rail.

GARAGE

16'10" x 8'9" (5.15 x 2.68)

An integral garage, housing the 'Ideal' gas central heating boiler.

COUNCIL TAX BAND

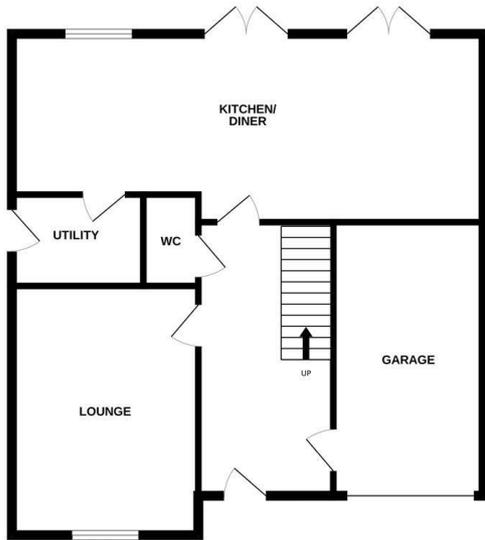
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TENURE

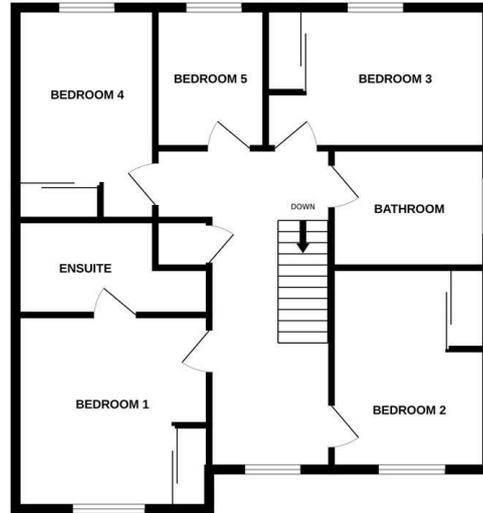
Freehold



GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.

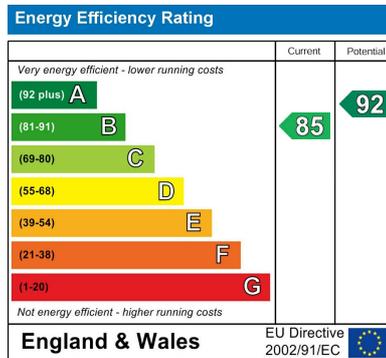


1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA: 1604 sq.ft. (149.1 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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