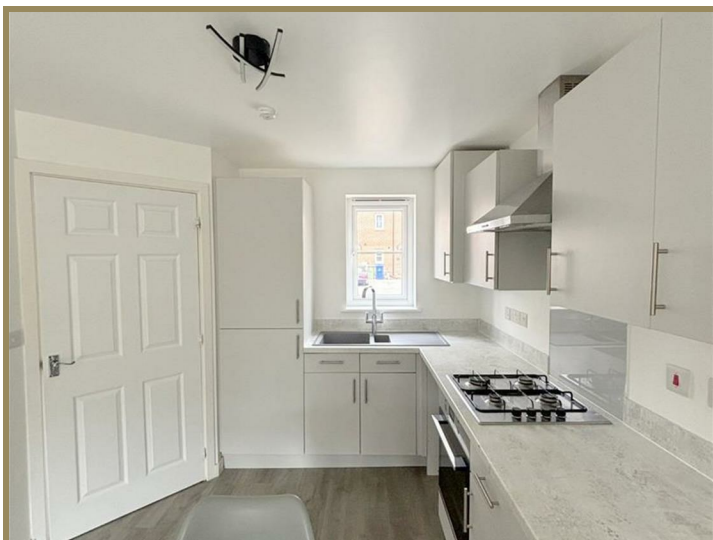




57 Heathland Way, Humberston, North East Lincolnshire, DN36 4ZH
£130,000

Key Features:

- Modern Semi Detached Home, Built in 2020
- Millennium Farm - Humberston
- Two Double Bedrooms
- Open Plan Living/Dining Kitchen
- Downstairs WC & First Floor Bathroom
- Off Road Parking
- Low Maintenance Rear Garden
- No Forward Chain
- Beautiful walking trails just minutes away
- Built-in fibre optic cables for high-speed, reliable internet

**** OPEN WEEKEND ****

Saturday 15th August 9am - 3pm

Sunday 16th August 9am - 3pm

NO APPOINTMENT NEEDED

Built in 2021 and situated on the sought-after Millennium Farm development, just off Humberston Avenue, this modern two-bedroom semi-detached home offers stylish, low-maintenance living in a highly desirable location. Ideally positioned close to local amenities, well-regarded schools and with easy access to Cleethorpes seafront, the property is perfectly suited to first-time buyers, downsizers and investors alike. The property also benefits from five years remaining on the building and structural warranty, providing added peace of mind for prospective purchasers.

The accommodation comprises an inviting entrance hall, a convenient ground floor cloakroom/WC, and a bright open-plan living/dining kitchen. Designed with modern lifestyles in mind, this sociable space features French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor are two well-proportioned double bedrooms, both offering excellent space, together with a contemporary family bathroom.

Outside, the property benefits from off-road parking to the front, while the enclosed rear garden is mainly



ENTRANCE HALL

Accessed via a composite front entrance door. With staircase to the first floor.

LIVING / DINING KITCHEN

22'0" x 12'2" (6.72 x 3.72)

Fitted with a range of modern grey units, and contrasting work tops incorporating a peninsula breakfast bar. Built-in oven, gas hob, integrated fridge/freezer, and plumbing for a washing machine. Unit housing the 'Ideal Logic' gas central heating boiler. Of dual aspect including French doors opening onto the rear garden.

CLOAKROOM/WC

4'11" 2'9" (1.50 x 0.84)

Fitted with a hand basin and WC.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

12'2" x 7'9" (3.71 x 2.37)

To rear aspect.

BEDROOM 2

12'2" x 7'9" (3.71 x 2.37)

To front aspect.

BATHROOM

5'11" x 5'4" (1.81 x 1.65)

Fitted with a pedestal basin, WC, and panelled bath with overhead shower.

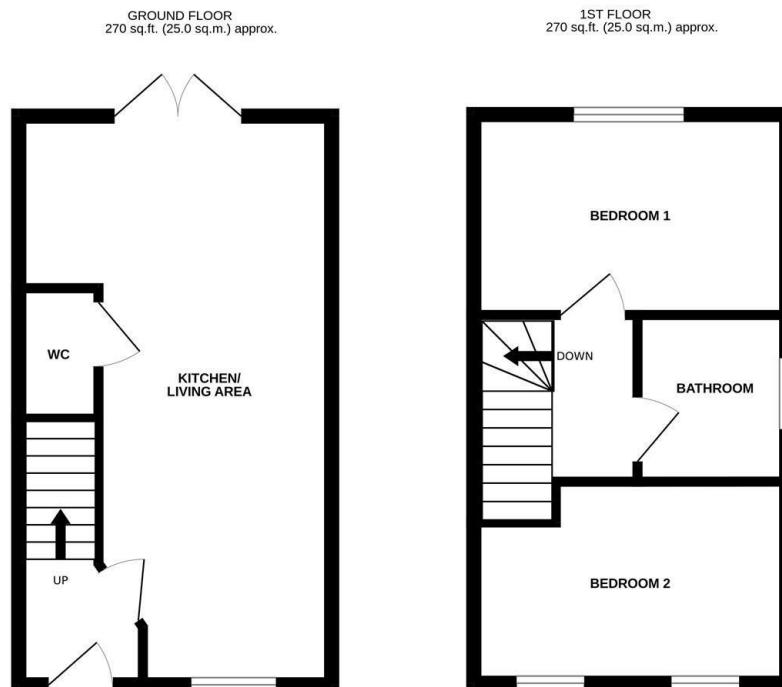
TENURE

FREEHOLD

COUNCIL TAX BAND

A

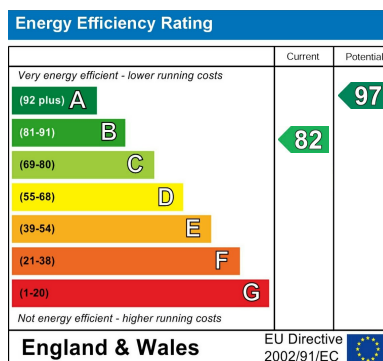




TOTAL FLOOR AREA : 539 sq.ft. (50.1 sq.m.) approx.

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

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