

BETTLES, MILES & HOLLAND

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Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

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PROPERTY FOR SALE

2 HEATHLAND WAY, HUMBERSTON GRIMSBY

PURCHASE PRICE £238,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

D

PURCHASE PRICE

£238,000

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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2 HEATHLAND WAY, HUMBERSTON GRIMSBY

Nestled in the desirable area of Heathland Way, Humberston, this well-presented modern detached house offers a perfect blend of comfort and style. With three spacious double bedrooms, including a master suite complete with an ensuite bathroom, this property is ideal for families seeking both space and convenience.

Upon entering, you are welcomed by a bright entrance hall that leads to a lounge featuring a contemporary media wall, perfect for relaxation and entertainment. The modern kitchen/diner is a highlight of the home, providing an inviting space for family meals and gatherings. Additionally, a utility room and a convenient WC enhance the practicality of this lovely residence.

The family bathroom is well-appointed, ensuring that all members of the household have access to comfortable facilities. Outside, the enclosed rear garden offers a private retreat, ideal for outdoor activities or simply enjoying the fresh air. The property also boasts a garage and off-road parking, adding to the convenience of this home.

Double glazing and gas central heating throughout ensure a warm and energy-efficient environment. This turnkey-ready property is situated in a sought-after location, close to well-regarded schools, making it an excellent choice for families. This delightful home is not to be missed.

FRONT



2 HEATHLAND WAY, HUMBERSTON GRIMSBY

ENTRANCE HALL

Through a composite door into the hall with stairs to the first floor accommodation. A u.PVC double glazed window, a central heating radiator, an under stairs cupboard, Herringbone laminate floor and a light to the ceiling.



LOUNGE

13'0 x 12'5 (3.96m x 3.78m)

The lounge is to the front of the property with a u.PVC double glazed window, a media wall with built in cupboard and shelving. A central heating radiator, Herringbone laminate to the floor and a light to the ceiling.



LOUNGE



KITCHEN/DINER

18'1 x 9'3 (5.51m x 2.82m)

The kitchen area with a range of Cashmere coloured wall and base units, contrasting work surfaces and upstands and a white sink unit with a chrome mixer tap. An integral electric oven and hob with a stainless steel extractor fan above, an integrated fridge/freezer and plumbing for a dish washer. A u.PVC double glazed window, Herringbone laminate to the floor, a light to the ceiling and door to the utility room.

The dining area with u.PVC double French doors into the garden, a central heating radiator, Herringbone laminate to the floor and a light to the ceiling.



2 HEATHLAND WAY, HUMBERSTON GRIMSBY

KITCHEN/DINER



KITCHEN/DINER



UTILITY ROOM

5'8 x 5'4 (1.73m x 1.63m)

With a composite side door leading into the garden. A wall mounted central heating boiler, plumbing for a washing machine and space for a tumble dryer with complimenting work surfaces and up stands. A central heating radiator, door to a cupboard/pantry, Herringbone laminate floor and a light to the ceiling.

WC

4'4 x 2'7 (1.32m x 0.79m)

With a pedestal wash hand basin with splash backs tiling and a toilet. A central heating radiator, Herringbone laminate to the floor and a light to the ceiling.

2 HEATHLAND WAY, HUMBERSTON GRIMSBY

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. A u.PVC double glazed window, a built in cupboard, a light and loft access to the ceiling.



BATHROOM

6'9 x 5'9 (2.06m x 1.75m)

The bathroom comprising of a panelled bath, a chrome tap, a pedestal wash hand basin with a chrome mixer tap and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl tiles to the floor and a light to the ceiling.



2 HEATHLAND WAY, HUMBERSTON GRIMSBY

BEDROOM 1

13'0 x 11'1 (3.96m x 3.38m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling. Door to the ensuite.



BEDROOM 1



2 HEATHLAND WAY, HUMBERSTON GRIMSBY

ENSUITE

6'9 x 6'0 (2.06m x 1.83m)

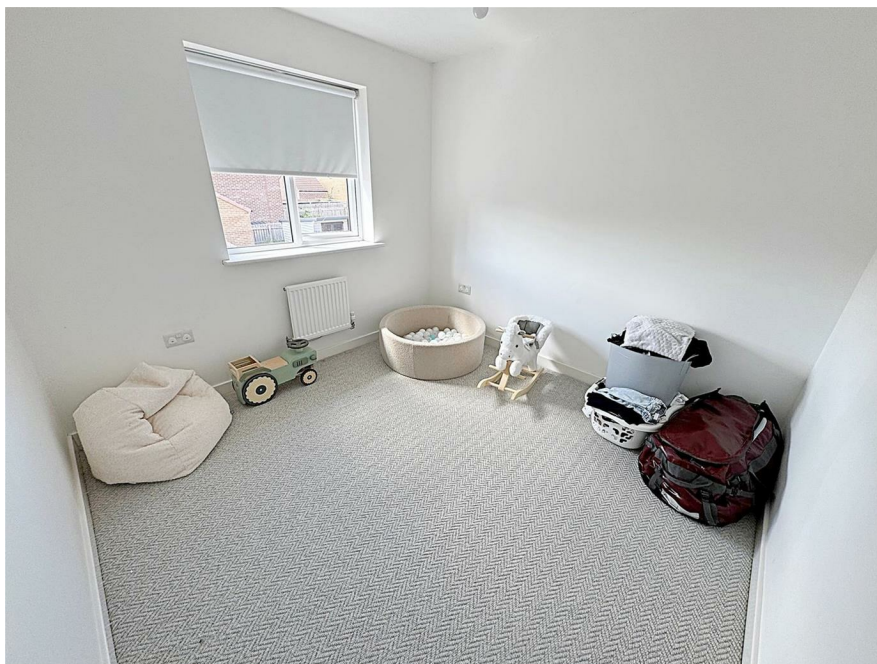
With a shower enclose and a Mira shower, a pedestal wash hand basin with a chrome mixer tap and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl tiles to the floor and a light to the ceiling.



BEDROOM 2

9'6 x 9'3 (2.90m x 2.82m)

Another double bedroom to the rear of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



2 HEATHLAND WAY, HUMBERSTON GRIMSBY

BEDROOM 3

9'3 x 8'7 (2.82m x 2.62m)

The third double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



GARAGE

The brick built garage with an up and over door, light and power within. There is a parking space in front of the garage and an EV car charger.

OUTSIDE

The front garden is attractively open plan, bordered by hedging and mainly laid to lawn, with a pathway leading to the front entrance.

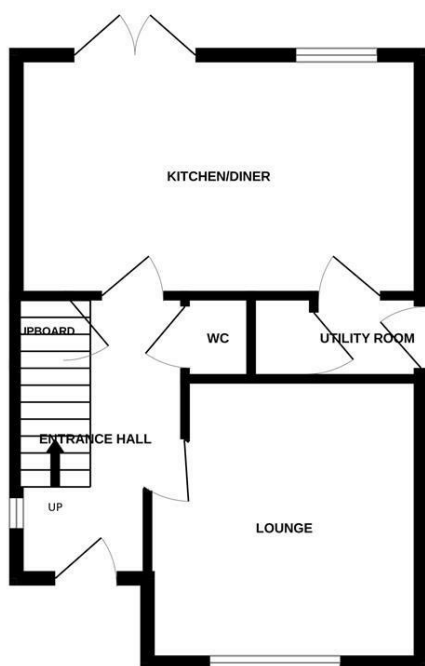
To the rear, the garden enjoys a private walled and fenced boundary with gated access, and is predominantly laid to lawn, complemented by a patio seating area—ideal for outdoor entertaining and relaxation.



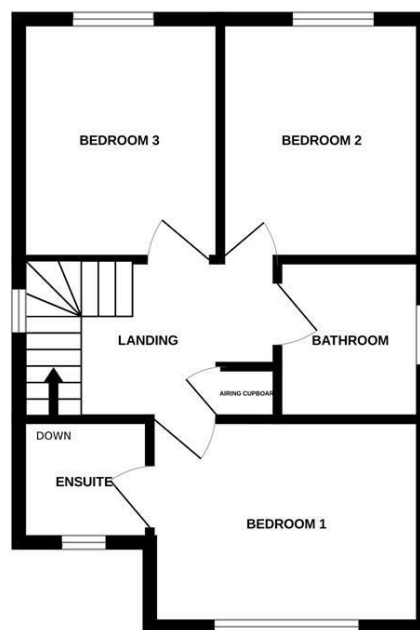
OUTSIDE



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

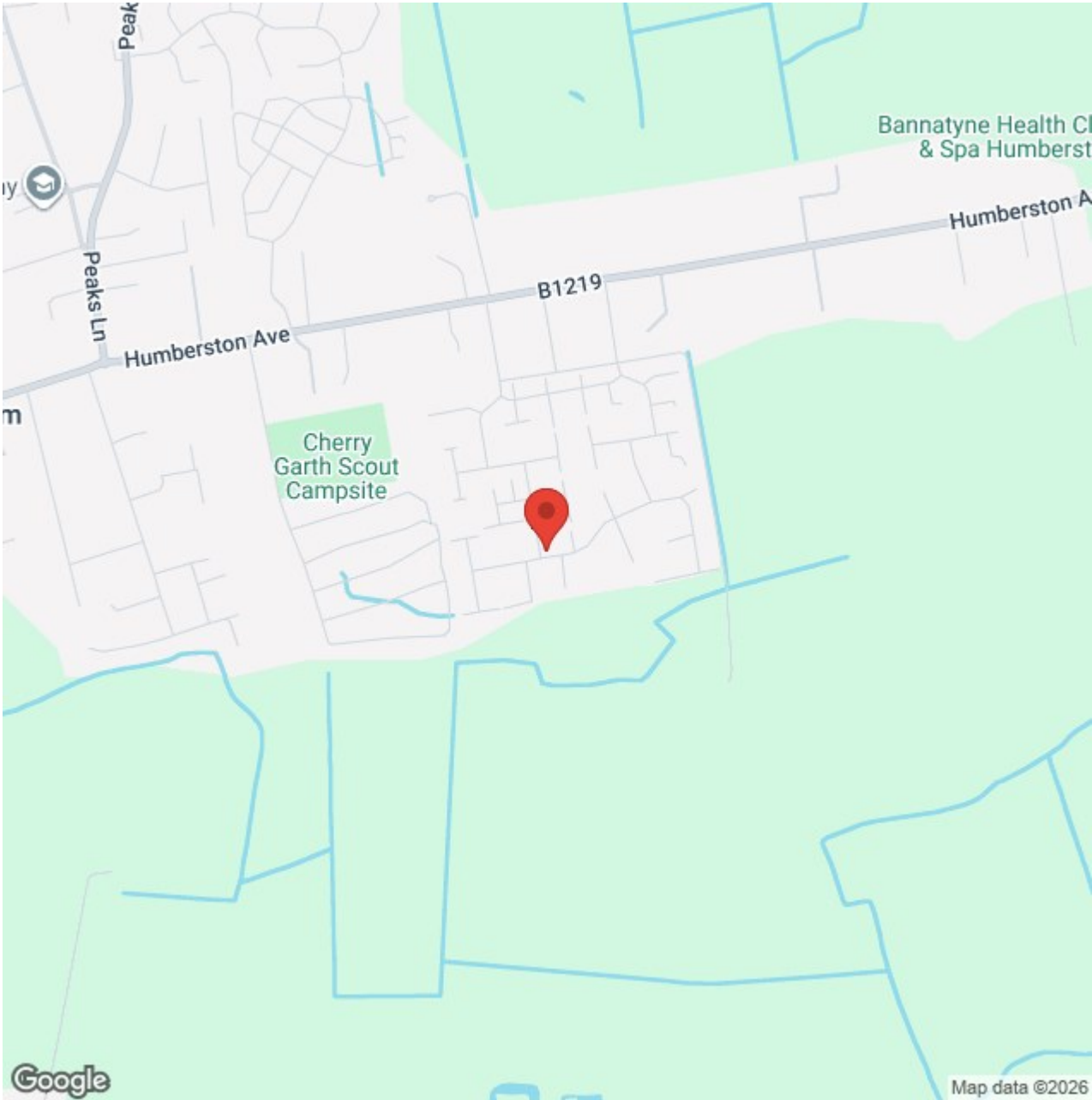
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC



ADDITIONAL NOTES

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Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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They normally charge a fee of £495 payable on production of offer.

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