



57 Heathland Way, Humberston, North East Lincolnshire, DN36 4ZH
£135,000

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

A modern two bedroom semi detached home, built in 2020, situated on the popular Millennium Farm development, found off Humberston Avenue. Offering contemporary low maintenance living in this highly regarded residential area, a short distance from local amenities, schools, and easy access to Cleethorpes seafront.

The accommodation features a sociable open plan living dining kitchen with French doors opening onto the rear garden, and a handy downstairs cloakroom/WC. Upstairs there are two equal sized double bedrooms and a family bathroom.

Outside to the front there is off road parking, and a lawned rear garden with paved patio areas.

An ideal opportunity for first time buyers, downsizers, or investors. Offered for sale with no forward chain.



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" x 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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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