



Yew Grove

Humberston
DN36 4ZR

£299,950

MODERN DETACHED FAMILY HOME - FRESH AND MODERN THROUGHOUT - BUILT IN 2019 SO STILL RETAINS PART OF ITS NEW HOME WARRANTY -

Croft Estate Agents are delighted to offer for sale this modern and spacious detached family set within this new sort after estate within the village of Humberston. The village itself boasts an enviable array of local amenities and schools and this property is extremely close to Humberston Secondary School. Internal viewing will reveal the entrance hall, WC, sitting room, lounge, kitchen-diner and utility to the ground floor. To the first floor there are four bedrooms, an en-suite and bathroom. Externally there are gardens, off road parking on the driveway and also a detached single garage. The property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

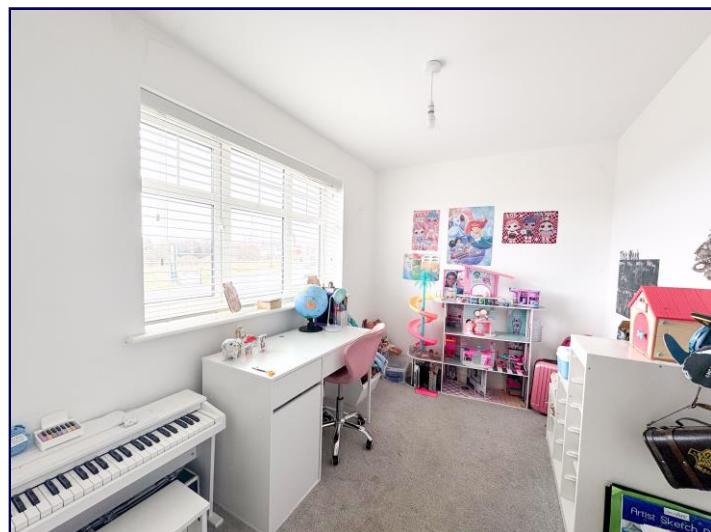
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

Entering the property reveals a radiator and a tiled floor.

WC

3' 2" x 6' 4" (0.96m x 1.92m)

The WC has a radiator, vinyl flooring, a WC and a basin.

Lounge

19' 7" x 11' 3" (5.97m x 3.43m)

The lounge has dual aspect windows to the front and side elevation, French doors to the rear, a radiator and laminate flooring. There is also a cozy multi fuel burner.

Sitting Room

7' 5" x 10' 9" (2.26m x 3.27m)

The sitting room has a window to the front elevation, a radiator and a carpeted floor.

Kitchen/Diner

21' 9" x 14' 0" (6.64m max x 4.27m max)

The kitchen-diner has dual aspect windows to the side and rear elevation, French doors to the side elevation, a radiator and laminate flooring. There is also a range of modern fitted units with a one and a half sink and drainer, dishwasher and an electric double oven and gas hob with an extractor over. There is also a good space for a dining table and sofa.

Utility room

5' 3" x 6' 4" (1.59m x 1.93m)

The utility room has a radiator, laminate flooring, plumbing for a washing machine, a sink and drainer and fitted units.

First Floor Landing

The first floor landing has a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom One

13' 9" x 11' 10" (4.19m max x 3.60m to wardrobe)

Bedroom one has two windows to the rear elevation, a radiator and a carpeted floor. There is also a wall of fitted wardrobes.

En-suite

5' 11" x 6' 2" (1.81m max x 1.88m max)

The en-suite has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and a shower cubicle with an electric shower.

Bedroom Two

13' 9" x 11' 5" (4.18m max x 3.47m max)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Three

12' 3" x 7' 7" (3.73m min x 2.30m max)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Four

8' 9" x 7' 9" (2.66m x 2.36m)

Bedroom four has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

8' 8" x 5' 10" (2.64m x 1.77m)

The bathroom has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a WC, basin, bath and a shower cubicle with a mains shower.

Garage

The garage has an up and over door, electrics and a personal access door to the side.

Outside

With a small frontage with shrubs and a path to the front. The rear garden is enclosed by perimeter fencing with a good sized lawn and patio area which is ideal for alfresco dining.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

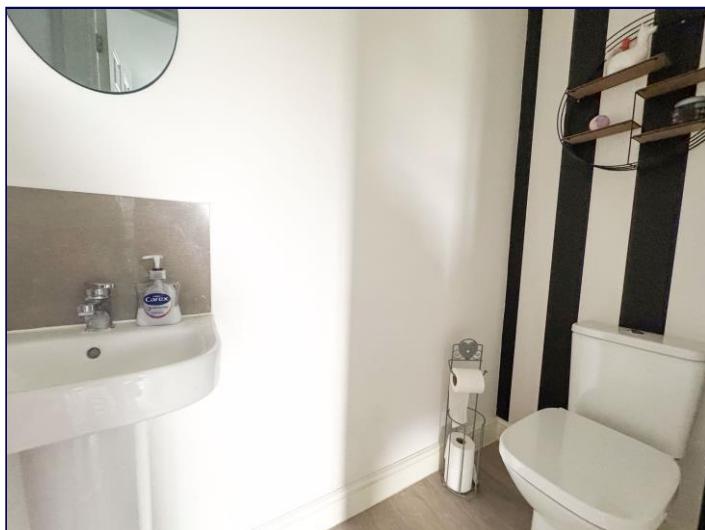
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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

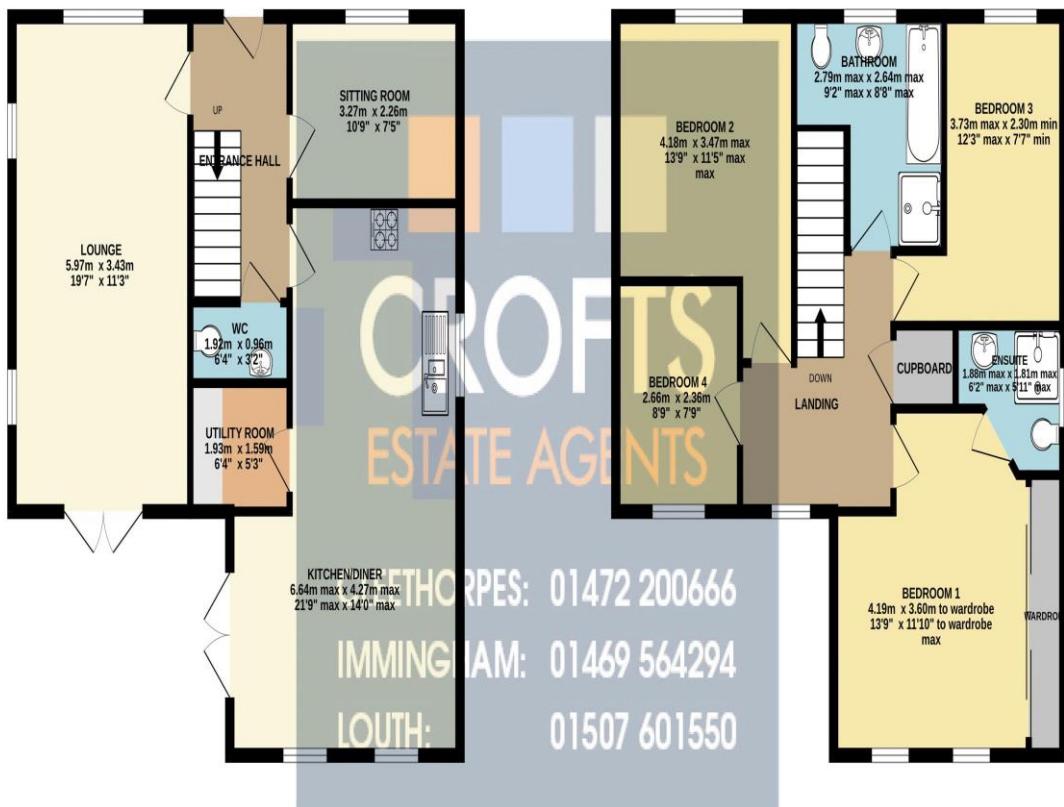
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON A MORTGAGE OR OTHER LOAN



GROUND FLOOR
64.4 sq.m. (693 sq.ft.) approx.

1ST FLOOR
64.4 sq.m. (693 sq.ft.) approx.



TOTAL FLOOR AREA: 128.8 sq.m. (1387 sq.ft.) 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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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