



9 Clover Lane, Healing, North East Lincolnshire, DN41 7AG
£310,000

Key Features:

- Four Bedroom Detached Family Home
- Built In 2021 By Cyden Homes
- Popular Village Location
- Close To Highly Regarded Schools
- Open Plan Kitchen Diner & Sunroom
- Separate Lounge
- Utility Room & Downstairs WC
- En-Suite Shower Room & Family Bathroom
- Rear Garden, Driveway Parking & Garage

Located on the desirable 'Quintessential' development by Cyden Homes, in the popular village of Healing, a spacious four bedroom detached home built in 2021, to their well-planned 'Emerald' design.

The accommodation features a modern open plan kitchen diner leading into the sunroom, a separate lounge, utility room and downstairs WC. To the first floor are four good sized bedrooms, including the main bedroom with en-suite shower room, plus a family bathroom.

Set on a corner position, the property enjoys a private enclosed garden, along with a driveway and single garage. The property falls within catchment of highly regarded primary and secondary schools - making this an ideal choice for families seeking modern living in a prime village setting... Viewing Highly Recommended.



ENTRANCE HALL

Accessed via a composite front entrance door. With tiled floor, understairs storage cupboard, and featuring double doors opening into the lounge.

CLOAKROOM WC

6'2" x 2'8" (1.90 x 0.83)

Fitted with a wc and pedestal hand basin.

LOUNGE

20'4" x 11'5" (6.22 x 3.48)

A well-proportioned room, of dual aspect - with bay window to the side.

KITCHEN DINER

20'3" x 9'3" (6.19 x 2.84)

Fitted with a range of navy blue shaker style units and contrasting worktops incorporating a resin sink. Neff appliances include a double oven, gas hob with extractor over and an integrated dishwasher. Space for a fridge/freezer. Continued tiled floor. Front aspect window. Open access to:-

SUN ROOM

11'11" x 10'0" (3.65 x 3.05)

Additional living space overlooking the rear garden, with French doors opening onto the patio area.

UTILITY ROOM

6'9" x 5'7" (2.08 x 1.71)

Providing additional storage units, and space for laundry appliances. Wall mounted gas central heating boiler. Side entrance door.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

11'9" x 10'2" (3.59 x 3.10)

To front aspect, with recessed mirror fronted wardrobes.

EN - SUITE SHOWER ROOM

6'7" x 5'5" (2.01 x 1.66)

Fitted with a shower enclosure, vanity sink unit, wc, and a heated towel rail.

BEDROOM 2

10'11" x 10'7" (3.33 x 3.23)

To rear aspect.

BEDROOM 3

12'3" x 7'9" (3.75 x 2.37)

To front aspect.

BEDROOM 4

9'6" x 7'5" (2.92 x 2.28)

To front aspect.

BATHROOM

7'3" x 6'2" (2.22 x 1.89)

Fitted with a vanity sink unit, wc, panelled bath with shower attachment, and a heated towel rail.

OUTSIDE

Set on a corner position, the property stands open plan to the front, with driveway parking and a single garage. Enclosed by mainly walled boundaries, the garden is laid to lawn and Indian sandstone paving.

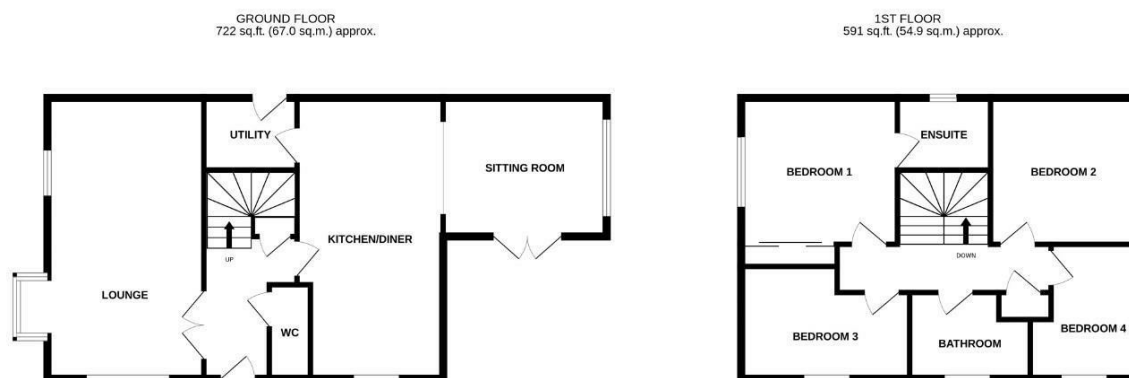
TENURE

Freehold

COUNCIL TAX BAND

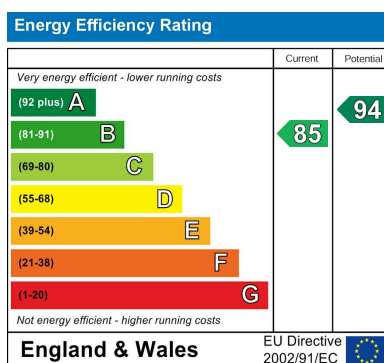
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TOTAL FLOOR AREA : 1313 sq.ft. (122.0 sq.m.) approx.

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.

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