

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

15 NEWLANDS PARK, HUMBERSTON GRIMSBY

PURCHASE PRICE £270,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

D

PURCHASE PRICE

£270,000

TENURE

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



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15 NEWLANDS PARK, HUMBERSTON GRIMSBY

Bettles Miles and Holland are delighted to offer for sale this well presented detached bungalow in the sought after location of Humberston. The property is close to Cleethorpes seafront and all that Cleethorpes has to offer and is also close to the local schools. The property comprises of an entrance porch, a hall way with a handy storage cupboard. A lounge with a walk-in bay window, two good size bedrooms both with a fitted wardrobes there is an En-Suite bathroom to the master bedroom, a modern fitted kitchen, a dining room/bedroom three, a modern shower room, and a large conservatory at the rear of the property. The property benefits from a u.PVC double glazing, gas central heating, front and rear gardens and a detached garage. This property is offered for sale with NO CHAIN.

ENTRANCE PORCH

The porch to the front with a u.PVC double glazed door and glazed side panel into the porch.

HALLWAY

The hallway is a good size with a wooden and glazed door, all panel doors lead off, a central heating radiator, loft access, lights and coving to the ceiling. There also is a shelved cupboard housing a water tank.



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LOUNGE

12'0 x 20'01 into bay window (3.66m x 6.12m into bay window)

This welcoming reception room is to the front of the property with a u.PVC double glazed walk-in bay window and two additional side windows. There are two central heating radiators and light and coving to the ceiling.



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BEDROOM 1

12'08 x 9'04 (3.86m x 2.84m)

This bedroom is to the back of the property with a u.PVC double glazing sliding doors to the conservatory. There is a range of fitted wardrobes, a light to the ceiling and the En-suite leads off, the access is through the double wardrobe doors next to the patio doors.



EN SUITE

5'04 x 6'05 (1.63m x 1.96m)

With a u.PVC double glazed window to the rear, a white suite comprising of a toilet a pedestal wash hand basin, a separate shower enclosure. Part tiled walls and PVC boarding to the shower enclosure, a central heating radiator and light to the ceiling.



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BEDROOM 2

9'05 x 10'05 (2.87m x 3.18m)

This bedroom is to the back of the property with a u.PVC double glazed window looking to the garden. There is a central heating radiator, a range of fitted wardrobes and a light to the ceiling.



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KITCHEN

12'11 x 9'01 (3.94m x 2.77m)

The modern kitchen with a range of grey wall and base units with contrasting work surfaces and upstands, a grey sink and drainer with a chrome mixer taps. An integral Bosch electric double oven and a Lamona electric hob with an extractor fan over and a black upstand, an integral fridge/freezer and dishwasher. With spot lights to the ceiling, a central heating radiator, part tiled walls and laminate to the floor. With a u.PVC double glazed window to the side and rear and a u.PVC double glazed door to the rear leading to the garden.



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DINING ROOM /BEDROOM 3

10'10 x 7'06 (3.30m x 2.29m)

This room is to the front of the property with a u.PVC double glazed window, a central heating radiator and a light and coving to the ceiling.



BATHROOM

5'06 x 7'01 (1.68m x 2.16m)

With a u.PVC double glazed obscure window to the front of the property, a white suite comprising of a toilet and a sink both set in a dark wood vanity unit, a separate double shower enclosure. With PVC boarding to all walls, a chrome ladder style radiator a light to the ceiling and vinyl to the floor.



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CONSERVATORY

13'06 x 11'04 (4.11m x 3.45m)

This large conservatory over looking the rear garden. With u.PVC double glazed windows to the side and rear of the property and u.PVC double glazed French doors to the side leading to the garden. A central heating radiator and laminate to the floor.



GARAGE

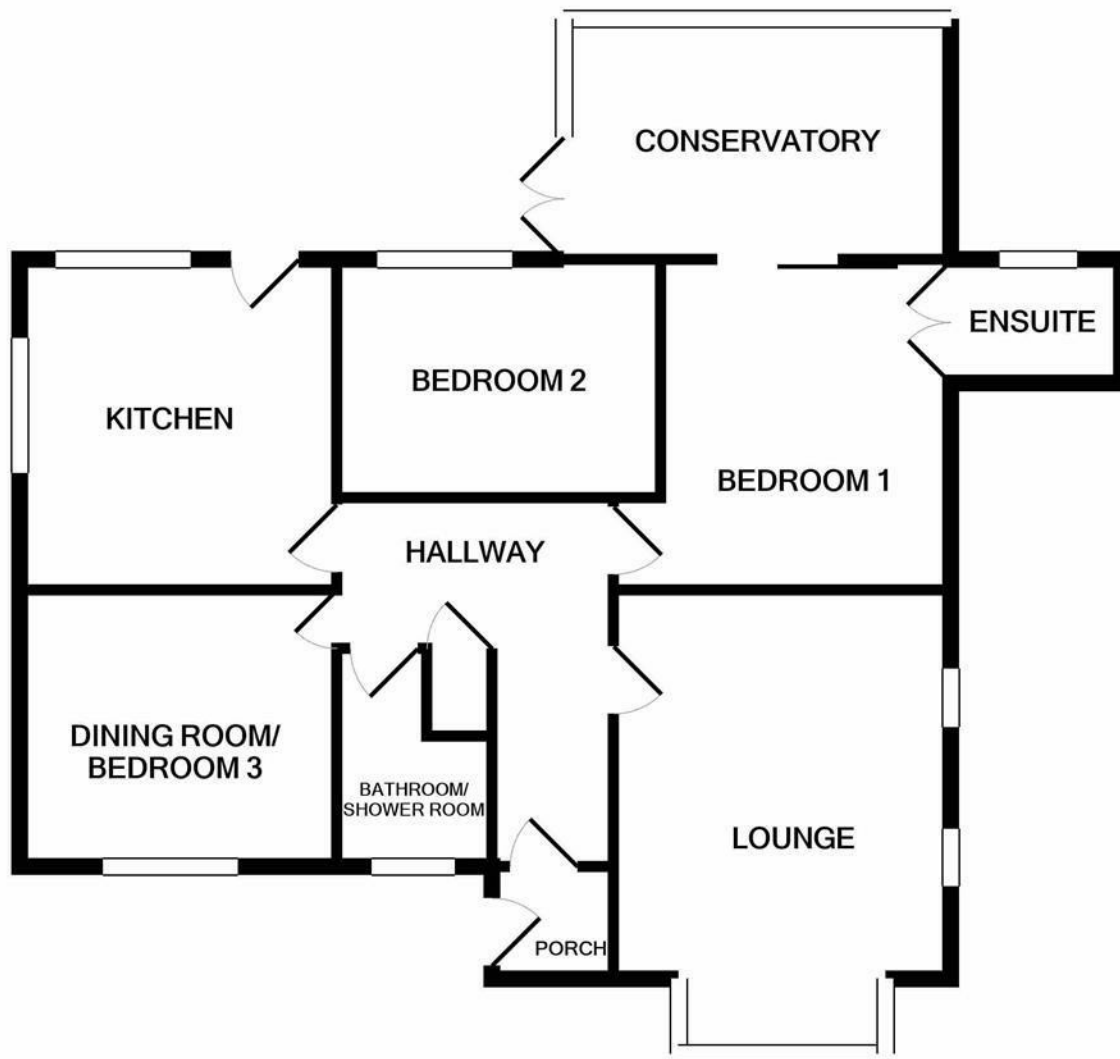
The detached garage with an up and over door, a side wooden door and light and power within.

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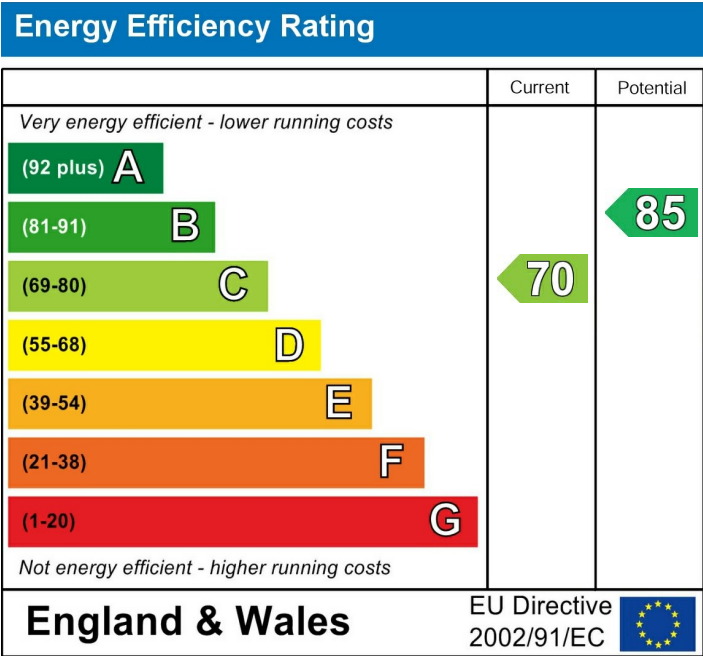
GARDENS

The front garden is mainly laid to lawn, and there is a resin driveway leading to the garage. The rear garden with a fenced boundary is mainly laid to lawn with a established shrubs and plants, a block paved and resin pathway, two wooden gates and a timber shed.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

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Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or emma@personal-touch-mortgages.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of Emma Hyldon Personal Touch Mortgages but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and Emma Hyldon.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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