

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 14 ALBERTROSS DRIVE, HUMBERSTON GRIMSBY

**PURCHASE PRICE £439,950 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

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#### PURCHASE PRICE

£439,950

#### TENURE

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



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## 14 ALBERTROSS DRIVE, HUMBERSTON GRIMSBY

Nestled in the desirable area of Humberston, Grimsby, this stunning new build detached house built in 2023 on Albertross Drive offers a perfect blend of modern living and comfort. With a generous layout, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. The heart of the home is the fabulous kitchen, which seamlessly integrates with the living and dining areas, creating a warm and inviting space for family gatherings.

This impressive residence features five well-proportioned bedrooms, providing ample space for family and guests alike. The three bathrooms ensure convenience and privacy for all, making morning routines a breeze. The property is designed with practicality in mind, including a utility room and a study, perfect for those who work from home or require additional space for hobbies.

Outside, the good-sized garden offers a tranquil retreat, while the double garage and parking for four vehicles provide ample space for your vehicles and storage needs. The house is equipped with gas central heating and u.PVC double glazing, ensuring warmth and energy efficiency throughout the year.

Located in a popular area, this home is within close proximity to well-regarded schools, making it an excellent choice for families. This turnkey ready property is a rare find, combining modern amenities with a welcoming atmosphere. Do not miss the opportunity to make this beautiful house your new home.

### **FRONT**





## 14 ALBERTROSS DRIVE, HUMBERSTON GRIMSBY

### ENTRANCE HALL

Through a composite front door into the hall with stairs to the first floor accommodation, an under stairs cupboard, luxury vinyl tiles to the floor, a central heating radiator and a light to the ceiling.



### LOUNGE

15'1 x 13'6 (4.60m x 4.11m)

The lounge with a u.PVC double glazed window, u.PVC double glazed French doors, a central heating radiator and a light to the ceiling.



## 14 ALBERTROSS DRIVE, HUMBERSTON GRIMSBY

### KITCHEN/LIVING/DINING ROOM

21'7 max x 20'8 max (6.58m max x 6.30m max)

With a range of pale grey wall and base units, contrasting quartz work surfaces and up stands incorporating a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob with a stainless steel extractor fan above, an integrated fridge/freezer, dishwasher and wine fridge. Two u.PVC double glazed windows, u.PVC double glazed French doors, a central heating radiator, luxury vinyl tiles to the floor and spotlights to the ceiling.



### KITCHEN/LIVING/DINING ROOM





14 ALBERTROSS DRIVE, HUMBERSTON GRIMSBY

KITCHEN/LIVING/DINING ROOM



KITCHEN/LIVING/DINING ROOM



## 14 ALBERTROSS DRIVE, HUMBERSTON GRIMSBY

### STUDY

11'1 x 7'6 (3.38m x 2.29m)

With a u.PVC double glazed window, a central heating radiator, luxury vinyl tiles to the floor and a light to the ceiling.



### UTILITY

6'0 x 5'6 (1.83m x 1.68m)

The utility with a u.PVC double glazed window with a hardwood door to the integral garage. Pale grey units with quartz work surfaces incorporating a stainless steel sink unit with a chrome mixer tap and a integrated washing machine. Luxury vinyl tiles to the floor, a central heating radiator and spotlights to the ceiling.





## 14 ALBERTROSS DRIVE, HUMBERSTON GRIMSBY

### WC

6'0 x 3'2 (1.83m x 0.97m)

With a white pedestal wash hand basin and a chrome mixer tap and a toilet. Part tiled walls, a central heating radiator, luxury vinyl tiles to the floor and spotlights to the ceiling.



### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a u.PVC double glazed window, a storage/airing cupboard and a light to the ceiling.



## 14 ALBERTROSS DRIVE, HUMBERSTON GRIMSBY

### **BEDROOM 1**

17'2 decreasing to 14'11 x 27'2 decreasing to 17'4 (5.23m decreasing to 4.55m x 8.28m decreasing to 5.)

This spacious double bedroom with two u.PVC double glazed windows, three central heating radiators, two lights and loft access to the ceiling.



### **BEDROOM 1**





## 14 ALBERTROSS DRIVE, HUMBERSTON GRIMSBY

### ENSUITE

6'9 x 8'6 decreasing to 5'11 (2.06m x 2.59m decreasing to 1.80m)

With a panelled bath, a pedestal wash hand basin and a toilet all with chrome fittings and a shower enclosure with a plumbed shower. A u.PVC double glazed window, part tiled walls, a chrome ladder style radiator, luxury vinyl tiles to the floor and spotlights to the ceiling.



### ENSUITE



## 14 ALBERTROSS DRIVE, HUMBERSTON GRIMSBY

### **BEDROOM 2**

9'3 x 10'2 (2.82m x 3.10m)

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



### **BEDROOM 3**

10'2 x 11'1 (3.10m x 3.38m)

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





## 14 ALBERTROSS DRIVE, HUMBERSTON GRIMSBY

### **JACK N JILL ENSUITE**

9'0 decreasing to 6'4 x 4'7 (2.74m decreasing to 1.93m x 1.40m)

With a toilet and a pedestal wash hand basin all with chrome fittings and a shower enclosure with a Mira electric shower. A u.PVC double glazed window, part tiled walls, a chrome ladder style radiator, luxury vinyl tiles to the floor and spotlights to the ceiling.



### **JACK N JILL ENSUITE**



## 14 ALBERTROSS DRIVE, HUMBERSTON GRIMSBY

### **BEDROOM 4**

15'2 x 8'10 (4.62m x 2.69m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator, a light to the ceiling and door to the Jack n Jill ensuite.



### **BEDROOM 5**

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

With a u.PVC double glazed window, a central heating radiator and a light to the ceiling.





**FAMILY BATHROOM**

5'6 x 11'4 decreasing to 8'8 (1.68m x 3.45m decreasing to 2.64m)

The family bathroom comprising of a panelled bath, a pedestal wash hand basin and a toilet all with chrome fittings and a shower enclosure with a plumbed shower. A u.PVC double glazed window, part tiled walls, a chrome ladder style radiator, luxury vinyl tiles to the floor and spotlights to the ceiling.



**FAMILY BATHROOM**

**INTEGRAL GARAGE**

20'4 x 17'6 (6.20m x 5.33m)

The double garage with up and over doors, a composite door to the garden, and the wall mounted central heating boiler. There is light and power within.

**OUTSIDE**

The front of the property is open and laid to lawn and there is a block-paved drive providing parking for two cars and paved path to the front door .

The rear garden has a fenced boundary and is gated either side of the property. It is laid to lawn with a paved patio area and pathway around the property.



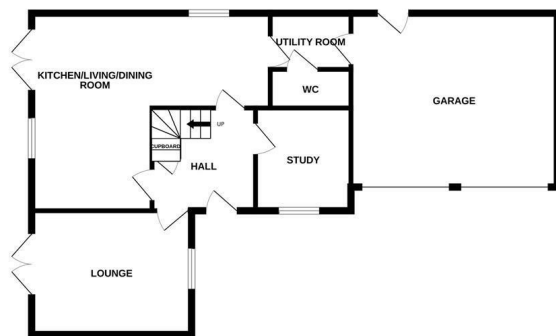
**14 ALBERTROSS DRIVE, HUMBERSTON GRIMSBY**

**OUTSIDE**

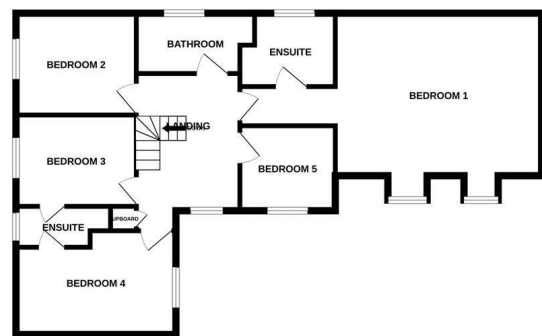




GROUND FLOOR




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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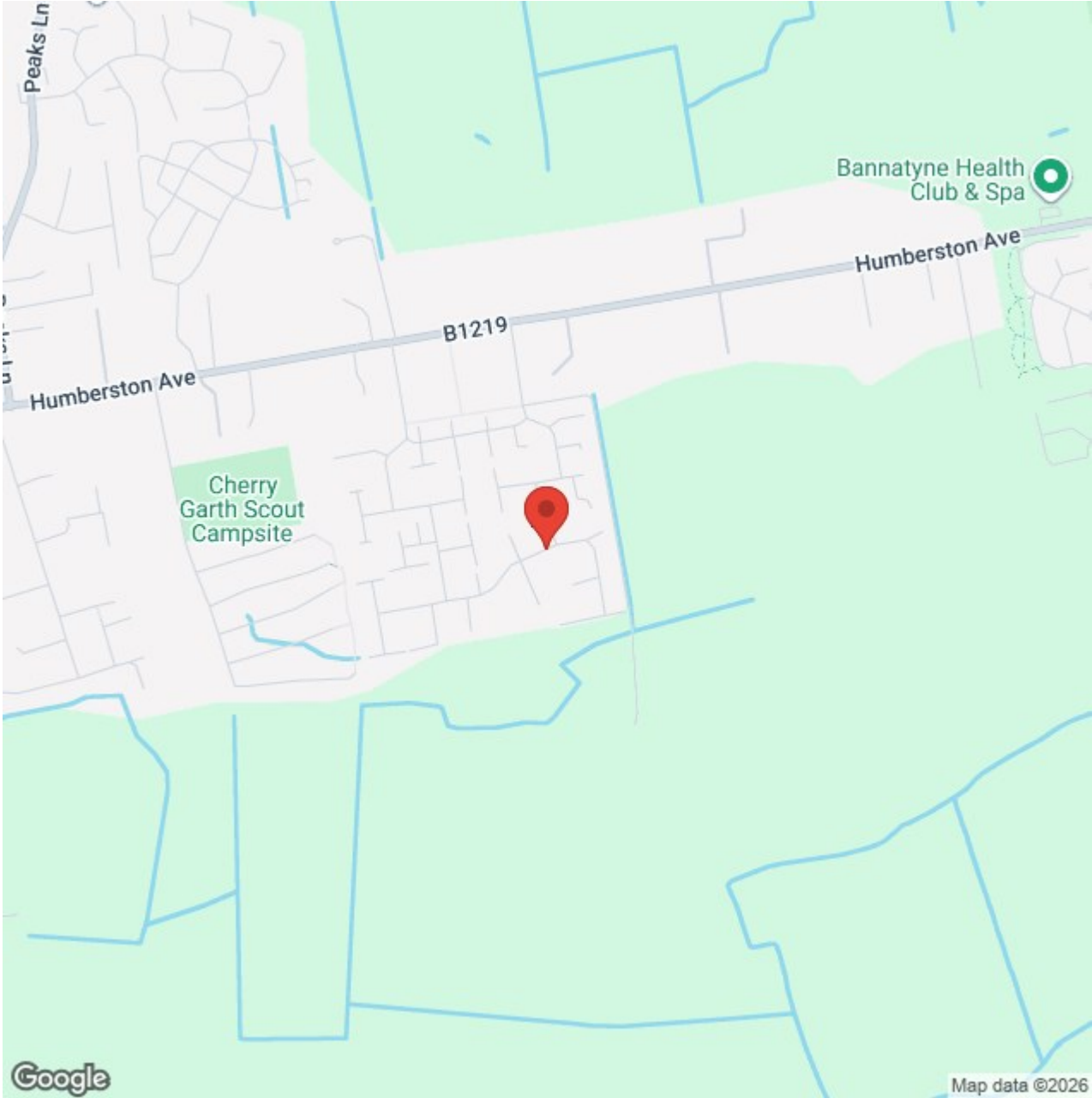
Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) A                                 |                            |   |
| (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<br>2002/91/EC |  |

Environmental Impact (CO<sub>2</sub>) 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<br>2002/91/EC |  |

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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.

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#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

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

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

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

*(BMH may recommend the services of James Welham JDW Associates 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 James Welham.)*

**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.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland