



16 Hornbeam Drive Healing, North East Lincolnshire DN41 7QY

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME situated within the heart of Healing village close to all local amenities, highly regarded schools, easy access to both Grimsby and Cleethorpes town centres and great motorway links to the Humber bank. The property benefits from gas central heating and uPVC double glazing whilst the accommodation comprises of; Entrance hallway, cloakroom/wc, kitchen diner and lounge to the ground floor with three good sized bedrooms, master with en suite and family bathroom to the first floor. Having an open plan front garden with driveway for off road parking, detached brick garage and enclosed rear garden with lawn and dual aspect patio areas. Viewing is highly recommended.

£199,000

- HEALING VILLAGE LOCATION
- THREE BEDROOM SEMI DETACHED
- KITCHEN DINER
- LOUNGE
- CLOAKROOM/WC
- THREE GOOD SIZED BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- DETACHED BRICK GARAGE
- VIEWING HIGHLY RECOMMENDED



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a wooden door with top light above into the entrance hallway.

HALLWAY

Having wood effect laminate floor and carpeted stairs with open white wooden spindle balustrade leading to the first floor. uPVC double glazed window to the front aspect, radiator and handy storage cupboard.



KITCHEN DINER

17'7" x 11'4" (5.37 x 3.46)

The modern kitchen diner benefits from a large range of wood effect wall and base units with contrasting work surfaces and matching upstands. Incorporating a stainless steel sink and drainer, gas hob with stainless steel splash back, chimney style extractor hood and electric fan assisted oven beneath. Having ample room for a freestanding American fridge freezer and under counter space for an automatic washing machine and dishwasher. Wall mounted boiler in matching unit. Finished with tiled effect vinyl flooring, two radiators and a uPVC double glazed to the front aspect and uPVC double glazed French doors leading tot he rear garden. Ample space for the family dining table.



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph

KITCHEN DINER

Additional Photograph



LOUNGE

19'7" x 16'6" (5.97 x 5.04)

The lounge is a good size with a uPVC double glazed window to the front aspect and uPVC double glazed French doors leading to the rear garden. Finished with two radiators and carpeted flooring.

LOUNGE

Additional Photograph



CLOAKROOM/WC

4'8" x 3'5" (1.44 x 1.06)

Benefitting from a white two piece suite comprising of; Pedestal hand wash basin with tiled splashbacks and low flush wc. Finished with tiled effect vinyl flooring, radiator and extractor fan.



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring with open white spindle balustrade, carpeted flooring, radiator, airing cupboard and uPVC double glazed window to the front aspect. Loft access to the ceiling.



MASTER BEDROOM

11'5" x 10'1" (3.49 x 3.08)

The master bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring and radiator. Built in wardrobes with one feature mirrored door. Door leading to the en suite.



MASTER BEDROOM

Additional Photograph



EN SUITE SHOWER ROOM

721'9" x 5'4" (220 x 1.64)

Benefitting from a white three piece suite comprising of; Walk in shower with mains fed shower and glazed screens and tiled splashbacks, pedestal hand wash basin with tiled splashbacks and low flush wc. Finished with tiled effect vinyl flooring, heated towel rail, extractor fan and uPVC double glazed window to the rear.



BEDROOM TWO

11'0" x 10'4" (3.36 x 3.17)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM THREE

11'6" x 7'3" (3.53 x 2.21)

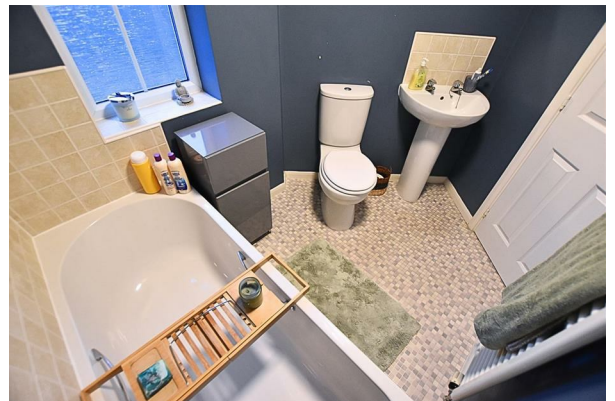
The third bedroom is a good size and has a uPVC double glazed window to the front aspect, carpeted flooring and radiator fitted.



BATHROOM

7'3" x 5'5" (2.23 x 1.67)

Benefitting from a white three piece suite comprising of; Bath with tiled splashbacks, pedestal hand wash basin with tiled splashback and low flush wc. Finished with tiled effect vinyl flooring, heated towel rail, extractor fan and uPVC double glazed window to the rear aspect.



OUTSIDE

GARDENS

The property stands with a open plan front garden which is laid to lawn with a hedged boundary to the front, side driveway providing off road parking leading to the detached garage. The enclosed rear garden has a wooden side access gate and fenced boundaries. The garden is laid to lawn with dual aspect paved patios.



GARDENS

Additional Photograph



DETACHED GARAGE

Brick built with up and over door to the front and fitted with electric and lighting.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC -

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

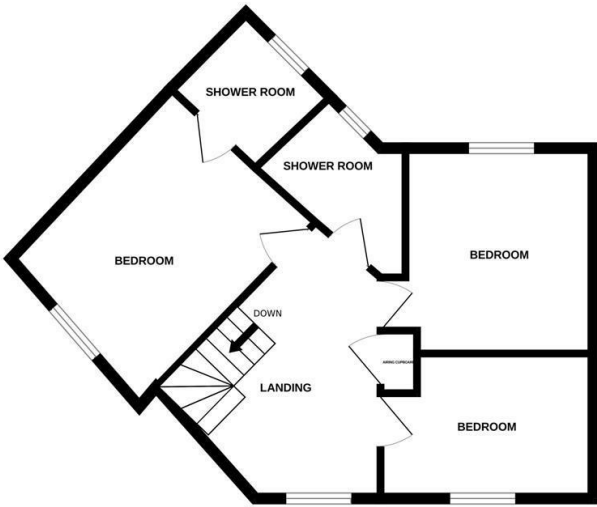
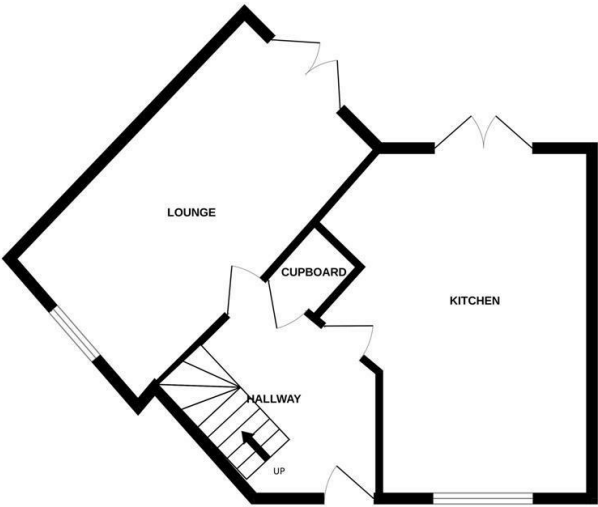
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

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		89
(81-91) B		
(69-80) C	78	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.