



**1, Marples Mews, Cleethorpes, North East Lincolnshire, DN35 8UX**  
**£159,950**

## Key Features:

- Two Bedroom End Mews Property
- CENTRAL CLEETHORPES - Moments From The Seafront
- Immaculately Presented Accommodation
- Spacious Rear Aspect Living Room
- Double Doors From Hallway To Fitted Kitchen
- Allocated Parking For Two Vehicles
- Rear Courtyard Garden
- No Forward Chain

Situated in the heart of Cleethorpes, just a short stroll from the seafront, this charming two bedroom mews home offers low maintenance living with convenience and style. To the ground floor, featuring solid oak flooring throughout, the accommodation includes; a spacious rear aspect living room, and a fitted kitchen accessed via double doors from the hallway - creating a flexible and open feel. Upstairs are two bedrooms and a bathroom, the main bedroom being a generous size complete with walk-in wardrobe. Externally there is a private courtyard garden to the rear, and allocated parking for two vehicles directly to the front of the property - a rare bonus in this central location. An ideal opportunity for first time buyers, downsizers, or investors...Offered for sale with no forward chain.



### ENTRANCE HALL

Accessed via a uPVC front entrance door with canopy over. Featuring solid oak flooring which continues throughout the ground floor. Understairs storage cupboard. Glazed double doors opening into the kitchen.

### KITCHEN

11'2" x 6'9" (3.42 x 2.08)

Fitted with a range of cream shaker style units, and butchers block style wood worktops incorporating a ceramic sink. Built-in oven, gas hob with extractor over, integrated fridge/freezer and washing machine. Wall mounted gas central heating boiler. Front aspect window.

### LOUNGE

13'1" x 11'10" (4.00 x 3.63)

A full width lounge with fireplace incorporating an electric stove. Access to rear courtyard.

### FIRST FLOOR LANDING

With access to the loft.

### BEDROOM 1

12'0" x 9'6" (3.67 x 2.92)

To front aspect, with walk-in wardrobe.

### BEDROOM 2

11'3" x 6'5" (3.43 x 1.98)

To rear aspect.

### BATHROOM

6'10" x 6'2" (2.10 x 1.89)

Fitted with a vanity sink unit, concealed cistern wc, and panelled bath with overhead electric shower. Fully tiled walls and non slip vinyl flooring.

### OUTSIDE

Set in a cul de sac, the property is approached over a parking forecourt having allocated parking for two vehicles. To the rear is a small courtyard garden, with gated side access.

### COUNCIL TAX

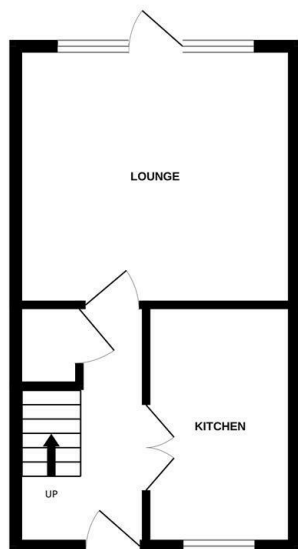
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### TENURE

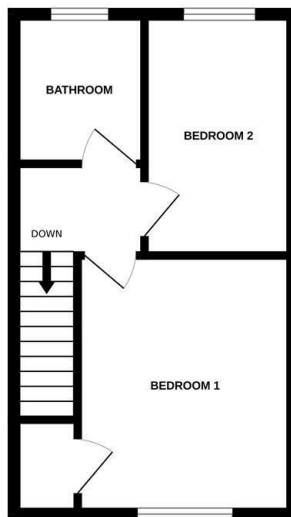
FREEHOLD



GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.

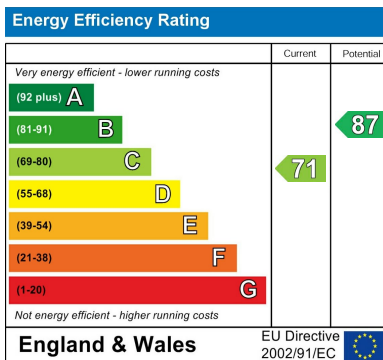


1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 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.  
Made with Measure (CSC25)



## 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.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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