



142, Chichester Road, Cleethorpes, North East Lincolnshire, DN35 0JJ
£375,000

Key Features:

- Detached Four Bedroom Family Home
- Prime Cleethorpes Location
- Short Walk to the Seafront & Signhills Academy
- Generous Family Accommodation
- Spacious Rear Living/Dining Room
- Separate Front Lounge
- Large Utility/Laundry Room
- Ample Driveway Parking
- Lawned Garden with Patio Seating Areas

Situated in one of Cleethorpes' most sought after residential locations, this extended four bedroom detached home offers spacious and versatile accommodation.

Perfect for growing families, the property is ideally positioned within a short walk of the seafront, local amenities and the well regarded Signhills Academy.

A welcoming entrance hall provides an impressive introduction to the home, leading into well-proportioned accommodation designed for modern family living. The rear of the property is centred around a spacious living/dining room, enjoying garden views and opening directly onto the patio, creating an ideal everyday family space. A separate front lounge with modern gas fireplace offers a further reception room. The kitchen comprises an extensive range of units, an integrated dishwasher and range cooker, whilst a large utility/laundry room is well appointed with modern shaker style units and granite worktops, offering excellent additional storage and practical workspace. A downstairs cloakroom completes the ground floor.

To the first floor are four good sized bedrooms, together with a recently refurbished family bathroom finished in a contemporary style.

Externally, the front of the property is predominantly block paved, providing ample off road parking and access to useful storage space from the former garage. The rear garden enjoys a good degree of privacy, featuring a full width patio seating area and lawned garden.



ENTRANCE HALL

13'11" x 12'7" (4.25 x 3.85)

LOUNGE

15'10" x 12'4" (4.85 x 3.77)

KITCHEN

23'2" x 11'11" (7.08 x 3.64)

REAR LIVING/DINING ROOM

21'10" x 19'1" (6.68 x 5.82)

CLOAKROOM/WC

6'0" x 3'2" (1.83 x 0.99)

UTILITY/LAUNDRY ROOM

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

FIRST FLOOR

BEDROOM 1

16'1" x 12'4" (4.91 x 3.77)

BEDROOM 2

12'1" x 10'0" (3.69 x 3.07)

BEDROOM 3

11'9" x 9'4" (3.59 x 2.87)

BEDROOM 4

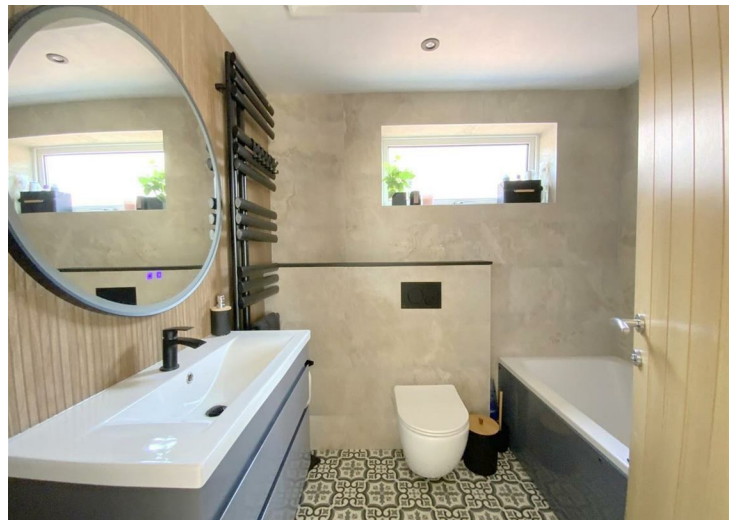
10'3" x 9'8" (3.13 x 2.95)

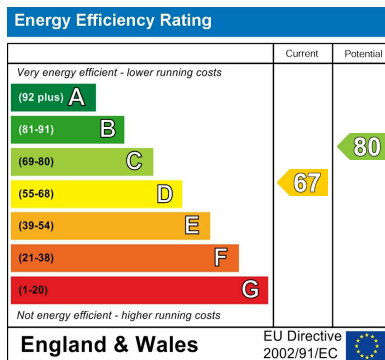
FAMILY BATHROOM

7'9" x 6'10" (2.37 x 2.10)

TENURE

Freehold





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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

