



2 Kempton Vale, Cleethorpes, North East Lincolnshire, DN35 0FE
£330,000

Key Features:

- Four Bedroom Detached Family Home
- 'Cleethorpes Country Park'
- Two Reception Rooms
- Kitchen Diner & Conservatory
- Utility Room & Cloakroom/WC
- Main Bedroom with En Suite
- Driveway Parking
- Good Sized Rear Garden
- Popular School Catchment
- No Forward Chain

Located within the sought-after Cleethorpes Country Park development, this detached family home occupies a quiet cul de sac position just off Goodwood Lane. Well placed for popular schools and with easy access to the seafront, it offers an excellent setting for family living.

The accommodation includes two front reception rooms, one of which is the converted garage providing a second sitting room or study. There's a kitchen diner at the rear, a separate utility room and cloakroom, and conservatory overlooking the garden. Upstairs, the main bedroom benefits from an en-suite shower room, with three further good sized bedrooms served by a family bathroom.

Outside, a full width block paved driveway provides ample off road parking, and to the rear is a good sized mainly lawned garden. With scope to modernise throughout, and offered for sale with no forward chain... Viewing highly recommended.



ENTRANCE HALL

With staircase to the first floor

LOUNGE

15'2" x 11'6" (4.64 x 3.52)

Measured into bay

A bay fronted lounge, with fireplace incorporating an electric fire, granite back and hearth.



SITTING ROOM/STUDY

15'9" x 8'4" (4.81 x 2.55)

A versatile room to front aspect, with fitted storage cupboards - housing the gas central heating boiler.

KITCHEN DINER

17'7" x 11'10" (5.36 x 3.62)

Measured at maximum width

Fitted with a range of storage units, and solid wood block worktops incorporating a Belfast sink. Built in oven, gas hob with extractor over, and integrated fridge/freezer. Understairs storage cupboard. Rear aspect window.

UTILITY ROOM

7'9" x 5'2" (2.37 x 1.59)

Providing further storage and space for laundry appliances. Rear entrance door.



CLOAKROOM/WC

5'2" x 3'7" (1.59 x 1.10)

Fitted with a pedestal basin and WC.

FIRST FLOOR LANDING

With a built-in storage cupboard, and access to the loft.

BEDROOM 1

13'6" x 11'6" (4.13 x 3.51)

To front aspect.

EN SUITE SHOWER ROOM

6'11" x 5'10" (2.11 x 1.79)

Fitted with a shower enclosure, vanity unit, wc, and heated towel rail.



BEDROOM 2

10'1" x 8'10" (3.08 x 2.71)

To front aspect, with a built-in storage cupboard.

BEDROOM 3

9'8" x 8'4" (2.95 x 2.56)

To rear aspect.

BEDROOM 4

10'1" x 7'0" (3.09 x 2.15)

To rear aspect.

BATHROOM

7'10" x 6'3" (2.39 x 1.91)

Fitted with a pedestal basin, wc, and panelled bath with shower over.



TENURE

Freehold

COUNCIL TAX BAND

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TOTAL FLOOR AREA: 1350 sq.ft. (125.4 sq.m.) approx.
Whilst every precaution has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and should not be relied upon 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 equipment 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 2002/91/EC	

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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