



19 Middlethorpe Road, Cleethorpes, North East Lincolnshire, DN35 9QD
£220,000

Key Features:

- Three Bedroom Semi Detached Home
- Extended Family Accommodation
- Highly Popular Area Of Cleethorpes
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Lounge With Log Burning Stove
- Low Maintenance Gardens

A superbly presented bay fronted semi detached home offered for sale in this sought after residential area, well placed for local amenities and popular primary and secondary schools.

The accommodation includes; entrance hall featuring statement Amtico flooring, attractive front aspect lounge with log burning stove, and extended at the rear offering a spacious modern fitted kitchen opening into the dining/sitting room. To the first floor are three bedrooms including two good sized doubles, and a newly installed contemporary fitted bathroom. Set in well-maintained gardens, the property is approached by a generously sized resin bound driveway providing ample off road parking, with access to the detached garage and low maintenance rear garden. Viewing Highly Recommended.



ENTRANCE HALL

Accessed via a traditional style composite front entrance door. Featuring Amtico chequerboard style flooring and staircase with spindle balustrade. Side aspect window.

LOUNGE

15'7" x 12'8" (4.76 x 3.87)

A bay fronted lounge with fireplace incorporating a log burning stove, stone hearth and mantle beam.

KITCHEN

18'9" x 9'6" (5.74 x 2.92)

Fitted with a large range of cream gloss units and contrasting work surfaces incorporating a breakfast bar. Resin sink/drainer, recess for a range cooker with extractor over, plumbing for a washing machine and space for further appliances. Useful understairs storage cupboard. Tiled floor. Side and rear aspect windows, and access to the side of the property.

Open access to:-

DINING/SITTING ROOM

16'9" x 8'9" (5.11 x 2.69)

With French doors opening onto the rear garden, and white oak effect laminate flooring.

FIRST FLOOR LANDING

With a side aspect window.

BEDROOM 1

14'0" x 10'2" (4.29 x 3.11)

To front aspect, with bay window and built-in wardrobes.

BEDROOM 2

12'2" x 9'10" (3.71 x 3.01)

A second double bedroom, to rear aspect.

BEDROOM 3

8'2" x 8'2" (2.51 x 2.50)

To front aspect, with fitted storage cupboard over stairs bulkhead.

BATHROOM

Fitted bathroom comprising modern blue vanity sink unit, wc with concealed cistern, and panelled bath with overhead rainfall shower. Heated towel rail. Obscure glazed window. Access to the loft via a drop-down ladder - housing the gas central heating boiler.

OUTSIDE

Set in low maintenance gardens, the property is approached by a spacious stone resin bound driveway providing parking for 2/3 cars, and continuing down the side and to the rear.

The rear garden is laid to artificial lawn, with dual aspect patio areas.

GARAGE

Detached brick garage with an up and over door, power/light.

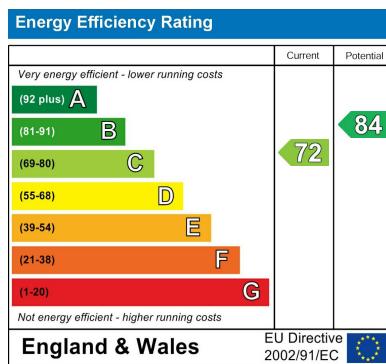
TENURE

FREEHOLD

COUNCIL TAX BAND

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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