



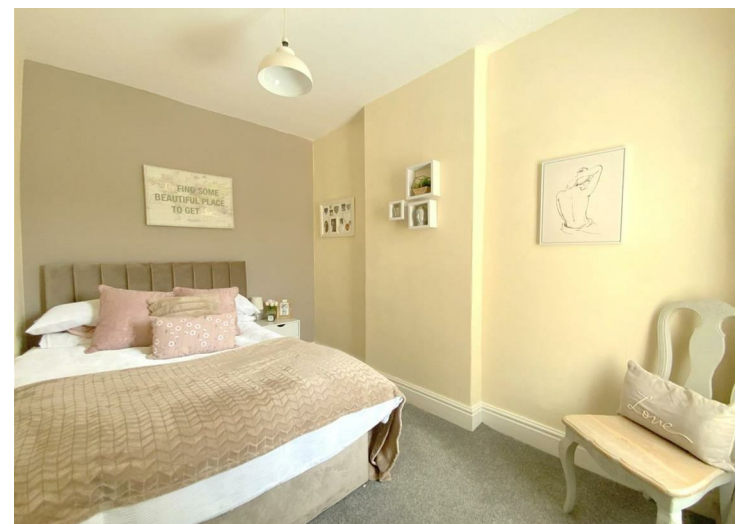
**15 Kew Road, Cleethorpes, DN35 8DD**  
**£127,500**

## Key Features:

- Three Bedroom Mid Terrace Home
- Central Cleethorpes
- Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Ground Floor Bathroom
- Three Good Sized Bedrooms
- Low Maintenance Rear Garden
- Residents Permit Parking

Situated in the heart of Cleethorpes, a well presented mid terrace home ideally positioned for local amenities, and just a short stroll from the seafront and the independent shops, bars and cafes along Sea View Street.

The accommodation offers an open plan lounge and dining area, designed for both everyday comfort and entertaining, leading through to a modern fitted kitchen, with a downstairs bathroom located at the rear. To the first floor are three good sized bedrooms, offering flexible space to suit a range of lifestyles. Outside, the property further benefits from a low maintenance rear garden.



### ENTRANCE HALL

Accessed via a front entrance porch. With staircase leading to the first floor.

### LOUNGE

13'7" x 9'8" (4.15 x 2.97)

A bay fronted lounge, with fireplace incorporating a gas fire.

### DINING ROOM

13'1" x 11'11" (4.00 x 3.64)

Open plan to the lounge, with a rear aspect window, and additional fireplace incorporating a gas fire.

### KITCHEN

10'11" x 7'10" (3.33 x 2.41)

Fitted with a range of wall and base units, worktops inset with a stainless steel sink, built-in oven, gas hob, and space for further appliances. Cupboard housing the gas central heating boiler. Side entrance door.

### BATHROOM

8'2" x 7'9" (2.51 x 2.37)

Fitted with a pedestal basin, WC, and bath with shower attachment. Two useful storage cupboards - one providing plumbing for a washing machine.

### FIRST FLOOR LANDING

Of split level, with access to the loft.

### BEDROOM 1

13'1" x 11'6" (4.00 x 3.52)

Front aspect main bedroom.

### BEDROOM 2

11'11" x 7'9" (3.65 x 2.38)

Rear aspect bedroom.

### BEDROOM 3

10'9" x 7'11" (3.29 x 2.43)

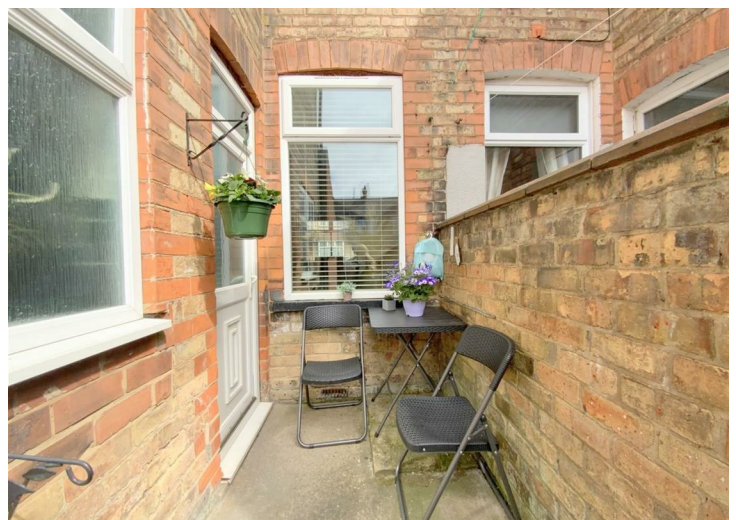
Rear aspect bedroom.


### TENURE

Freehold

### COUNCIL TAX BAND

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

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

