



91A Highgate, Cleethorpes, North East Lincolnshire, DN35 8PA
£245,000

Key Features:

- Three Bedroom Semi Detached Home, Built in 2023
- Close Proximity to the Seafront and Town Centre
- Immaculately Presented Modern Interior
- Open Plan Kitchen Diner
- Lounge with Feature Media Wall
- Downstairs WC and First Floor Shower Room
- Low Maintenance Landscaped Garden
- Former Garage Converted to Garden Bar and Store
- Ample Driveway Parking

A three bedroom semi detached home forming part of this popular residential development on Highgate. Built in a traditional style with an attractive bay fronted design, the property offers well planned, modern living throughout.

Immaculately presented, the accommodation includes an entrance hall, cloakroom/WC, lounge featuring a bespoke media wall, and a spacious open plan kitchen diner with French doors opening onto the garden. To the first floor are two double bedrooms, a versatile third bedroom/study, and a modern shower room.

Outside, the property enjoys a south east facing rear garden, designed for low maintenance with an artificial lawn and paved patio area. The former garage has been converted to provide a useful front store and a rear garden bar, offering sociable or flexible space. A block paved driveway to the front provides ample off road parking.

An excellent first time purchase or family home, conveniently located for schools, and short walking distance of the seafront and town centre.



ENTRANCE HALL

14'3" x 6'5" (4.35 x 1.98)

With a side aspect window, and ceramic tiled floor. Staircase leading to the first floor with modern glass balustrade.

CLOAKROOM/WC

5'5" x 2'9" (1.66 x 0.85)

Fitted with a vanity unit and WC.

LOUNGE

17'7" x 9'4" (5.38 x 2.86)

A bay fronted lounge, with feature media wall incorporating an electric fire.

KITCHEN DINER

16'4" x 11'1" (5.00 x 3.38)

Fitted with a range of sage green units, and integral appliances including an oven/microwave, gas hob with extractor over, wine cooler, fridge/freezer and dishwasher. Unit housing the 'Ideal' gas central heating boiler. Continued ceramic tiled floor. Rear aspect window, and French doors opening onto the garden.

FIRST FLOOR LANDING

With a side aspect window.

BEDROOM 1

17'0" x 9'4" (5.20 x 2.87)

With a bay window to front aspect.

BEDROOM 2

11'0" x 8'10" (3.36 x 2.71)

A second double bedroom, to rear aspect.

BEDROOM 3

8'6" x 7'1" (2.60 x 2.17)

To front aspect, currently used as a home office/study.

SHOWER ROOM

8'5" x 6'5" (2.59 x 1.98)

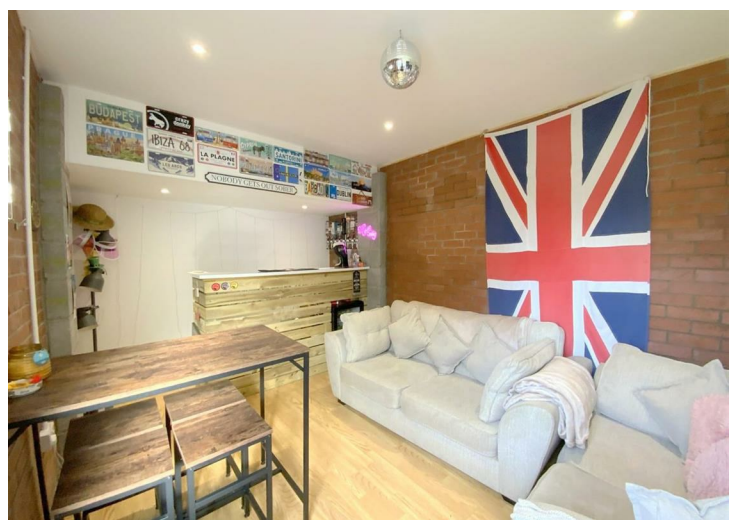
Fitted with a large walk-in shower, vanity unit, and WC. Heated towel rail, and useful built-in storage cupboard.

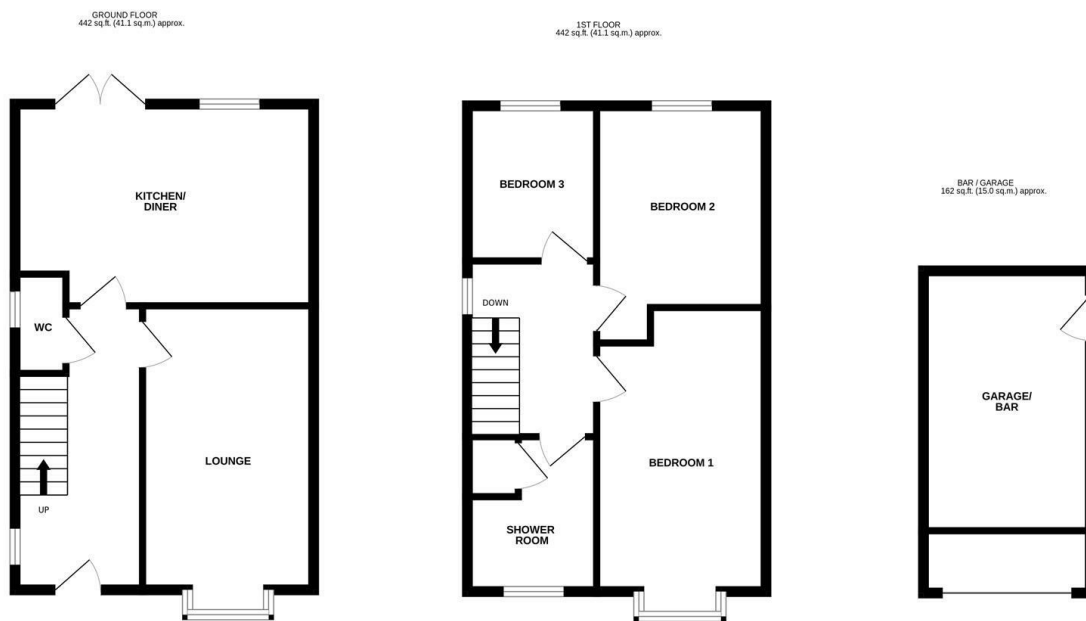
TENURE

Freehold

COUNCIL TAX BAND

C





TOTAL FLOOR AREA: 1045 sq.ft. (97.1 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.
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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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