



85 Chichester Road, Cleethorpes, North East Lincolnshire, DN35 0JA
£329,950

Key Features:

- Modernised THREE/FOUR Bedroom Property
- Prime Location Close To The Seafront
- Fabulous Indoor/Outdoor Flow
- Sociable Outdoor Entertaining Space
- Spacious Dining Kitchen With Bi-Folding Doors
- Separate Utility/Laundry Room
- Full Range Of Integral Appliances
- Optional Ground Floor Fourth Bedroom
- No Forward Chain

Located in this highly popular area of Cleethorpes within short walking distance of the seafront, a superb three/four bedroom semi-detached home offering modern family accommodation and fabulous outdoor entertaining space.

Extended and reconfigured by the current owner, the property features a spacious open plan dining kitchen with full width bi-fold doors opening onto the garden, creating excellent indoor/outdoor flow. Further accommodation to the ground floor includes a front aspect lounge, a useful utility/laundry room, a shower room/wc and versatile converted garage space providing an optional fourth bedroom. To the first floor are three bedrooms, including two doubles with fitted wardrobes, and a family bathroom.

Designed for socialising and entertaining, the south facing rear garden features an impressive fully decked and sheltered terrace complete with bar. The front of the property is totally block paved providing ample off road parking. Viewing Highly Recommended... Offered for sale with No Forward Chain.



ACCOMMODATION COMPRISING

ENTRANCE

The front of the property is accessed via a modern composite door, the hallway being open plan to the lounge.

LOUNGE

18'3" x 11'10" (5.58 x 3.61)

A front aspect lounge featuring wood effect LVT flooring which continues throughout the ground floor. Staircase to the first floor.

DINING KITCHEN

18'2" x 11'8" (5.55 x 3.58)

The hub of the home, featuring full width bi-fold doors opening onto the rear garden. Fitted with a large range of modern white gloss units, and contrasting work surfaces incorporating a resin sink. Appliances include a built-in double oven, a five ring hob with extractor over, integrated fridge/freezer and dishwasher. Central island incorporating further units, seating, and a built-in wine cooler.

UTILITY/LAUNDRY ROOM

8'9" x 7'4" (2.68 x 2.24)

Fitted with continued white gloss units, and work surfaces incorporating a resin sink. Integrated appliances include two washing machines and a dryer. Access to the rear garden.

SHOWER ROOM/WC

6'7" x 4'7" (2.03 x 1.42)

Fitted with a vanity sink unit, wc, and large walk-in rainfall shower.

BEDROOM 4/REAR SITTING ROOM

12'10" x 7'6" (3.93 x 2.29)

A versatile room, ideal as a home office, or fourth bedroom if required. With a side aspect window.

FIRST FLOOR LANDING

With a side aspect window, and built-in storage cupboard.

BEDROOM 1

12'3" x 11'9" (3.74 x 3.60)

To front aspect, with fitted wardrobes.

BEDROOM 2

12'3" x 11'9" (3.74 x 3.59)

To rear aspect, with fitted wardrobes.

BEDROOM 3

8'2" x 7'10" (2.49 x 2.40)

With a front aspect window, and built-in storage cupboard housing the gas central heating boiler. Loft access and radiator.

BATHROOM

7'8" x 5'9" (2.36 x 1.77)

With fitted storage incorporating a wash basin and wc. Panelled bath with rainfall shower over. Heated towel rail. Obscure glazed window.

OUTSIDE

Enjoying a south facing aspect, the rear garden is mainly laid to Indian sandstone paving, and featuring an outdoor sheltered lounge area incorporating a fitted bar and bench seating. The front of the property is completely block paved providing ample parking.

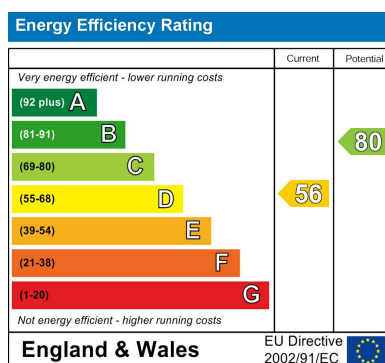
TENURE

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

