



**5 Robson Road, Cleethorpes, North East Lincolnshire, DN35 7UY**  
**£210,000**

## Key Features:

- Traditional Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Downstairs WC and First Floor Bathroom
- Generous Rear Garden
- Versatile Garden Room/Store
- No Forward Chain

Located in a popular area of Cleethorpes, this three bedroom semi detached home is ideally positioned close to local amenities, schools, and within easy walking distance of the town centre and seafront.

Well presented, the accommodation offers a traditional layout, comprising a bay fronted lounge, rear dining room with French doors opening onto the garden, a modern fitted galley-style kitchen, and a convenient downstairs cloak/WC. Upstairs there are three bedrooms, including two comfortable doubles, along with a family bathroom.

Backing onto the local primary school field, the property benefits from a generously sized rear garden, featuring a spacious paved patio, lawn and a versatile garden room/store. Offered for sale with no forward chain.



## ENTRANCE HALL

With staircase leading to the first floor.

## CLOAKROOM/WC

4'4" x 3'1" (1.33 x 0.96)

Fitted with a hand basin and WC.

## LOUNGE

15'1" x 11'5" (4.60 x 3.50)

With a bay window to front aspect. Feature fireplace designed to accommodate an electric stove, with a TV recess above.

## DINING ROOM

13'11" x 10'10" (4.26 x 3.31)

With French doors opening onto the rear patio.

## KITCHEN

14'1" x 6'3" (4.31 x 1.91)

Fitted with a range of white gloss units, worktops incorporating a stainless-steel sink, built-in oven, gas hob with extractor over, plumbing for a washing machine, and space for an American style fridge/freezer. Wall mounted 'Ideal Logic' GCH boiler. Access to the rear garden.

## FIRST FLOOR LANDING

With a side aspect window.

## BEDROOM 1

11'11" x 9'4" (3.64 x 2.85)

To front aspect, with a built-in wardrobe.

## BEDROOM 2

13'0" x 10'2" (3.97 x 3.12)

To rear aspect, with a built-in wardrobe/storage cupboard.

## BEDROOM 3

8'2" x 7'1" (2.51 x 2.16)

To rear aspect, with a fitted wardrobe, and access to the loft via a drop-down ladder.

## BATHROOM

6'9" x 5'7" (2.07 x 1.71)

Fitted with a vanity unit, WC, heated towel rail, and panelled bath with shower over.

## GARDEN ROOM

15'1" x 7'2" (4.61 x 2.20)

## TENURE

FREEHOLD

## COUNCIL TAX

B



| 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<br>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

