



14 Butler Place, Cleethorpes, North East Lincolnshire, DN35 7SG
£215,000

Key Features:

- Three Bedroom Semi Detached Home
- Popular Central Location
- Generous Garden Plot
- Extended Kitchen/Breakfast Room
- Living/Dining Room with Log Burner
- Ground Floor WC & First Floor Bathroom
- Ample Driveway Parking
- Versatile Garden Room

Occupying a generous corner plot within a quiet cul de sac, this extended three bedroom semi detached home offers spacious and well planned accommodation, ideally located for easy access to both Cleethorpes seafront and Grimsby town centre.

Well presented throughout, the ground floor has been enhanced by a rear extension, creating a superb kitchen/breakfast room, designed for modern living, with a cloakroom/WC conveniently positioned just off. A separate bay fronted living/dining room with log burner provides a comfortable and inviting reception space, perfect for relaxing and entertaining.

To the first floor are three bedrooms, including two good sized doubles, along with a family bathroom.

Outside is a particular feature, with a generously sized lawn, patio seating areas and a large decked terrace. A versatile garden room, formerly the garage, adds valuable additional space, ideally suited to a home office, gym or studio. The front of the property benefits from ample off road parking.



ENTRANCE HALL

Front entrance to the property with solid wood flooring continuing through into the living/dining room. Staircase leading to the first floor.

LIVING/DINING ROOM

28'1" x 10'11" (8.56 x 3.33)

A bay fronted double reception room, featuring a brick fireplace with log burning stove.

KITCHEN BREAKFAST ROOM

20'7" x 19'2" (6.28 x 5.86)

Fitted with a large range of shaker style units and butchers block style worktops inset with a ceramic sink. Central island providing additional storage and breakfast bar seating. Appliances include a range cooker with extractor over, integrated fridge/freezer, dishwasher and washing machine. Dual aspect, with French doors opening onto the rear garden.

CLOAKROOM/WC

2'9" x 2'2" (0.84 x 0.68)

Fitted with a hand basin and WC.

FIRST FLOOR LANDING

With a side aspect window and access to the loft via a drop-down ladder.

BEDROOM 1

11'10" x 10'11" (3.61 x 3.33)

Front aspect bedroom.

BEDROOM 2

11'10" x 10'9" (3.63 x 3.30)

Rear aspect bedroom.

BEDROOM 3

8'11" x 6'8" (2.72 x 2.05)

Front aspect bedroom.

BATHROOM

6'7" x 6'1" (2.02 x 1.87)

Fitted with a pedestal basin, WC, and a whirlpool corner bath with overhead shower.

GARDEN ROOM

18'6" x 8'0" (5.64 x 2.45)

A versatile room accessed via front double doors, plus side entrance. Includes loft storage space.

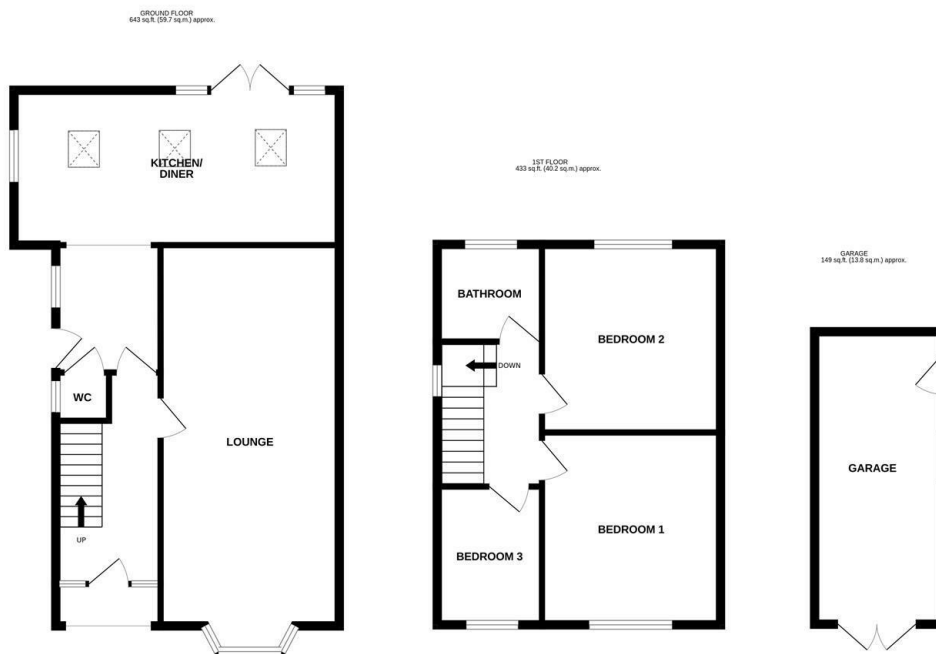
TENURE

FREEHOLD

COUNCIL TAX BAND

B





TOTAL FLOOR AREA: 1225 sq.ft. (113.8 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.
Made with Metropix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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

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

