



12 Ludborough Way, Cleethorpes, DN35 0TB
£250,000

Key Features:

- Detached Three Bedroom Home
- Spacious Family Accommodation
- Popular Residential Area Close to the Seafront
- Open Plan Living/Dining Kitchen
- Lounge with Log Burning Stove
- Downstairs Cloakroom & First Floor Family Bathroom
- South West Facing Rear Garden
- Ample Driveway Parking & Integral Garage

Situated in a popular residential area off Chichester Road, this extended three bedroom detached home has been much improved by the current owners to create a stylish and well presented family home.

Ideally positioned close to local amenities, highly regarded schools and within a short walk of the seafront, the property is perfectly placed for everyday family life and convenience.

At the heart of the home is the impressive open plan living/dining kitchen, thoughtfully designed for modern living and entertaining, with bi-folding doors opening onto the rear garden. Featuring a large range of shaker-style units, butcher's block-style worktops and integrated appliances including a fridge/freezer, dishwasher, washing machine, double oven and hob. Open access leads to the front lounge, where a log-burning stove provides an attractive focal point, complemented by fitted alcove storage cabinets. A useful cloak/WC completes the ground floor.

To the first floor are three bedrooms, comprising a main bedroom with built-in wardrobes, a second double bedroom and a versatile third bedroom, all served by a well appointed family bathroom including a shower over the bath.

Externally, the property continues to impress with a south-west facing garden, featuring a spacious patio ideal for outdoor dining and entertaining, while a separate patio area to the side provides an ideal setting for a hot tub.

At the front, the driveway provides ample off road parking. The integral garage benefits from both front and rear access and has been partitioned to create a practical utility area.



LIVING/DINING KITCHEN
19'10" x 14'8" (6.07 x 4.49)

LOUNGE
14'6" x 11'8" (4.44 x 3.56)

CLOAKROOM/WC
6'5" x 2'8" (1.96 x 0.82)

FIRST FLOOR

BEDROOM 1
12'11" x 8'7" (3.95 x 2.63)

BEDROOM 2
9'4" x 8'7" (2.86 x 2.62)

BEDROOM 3
9'4" x 5'10" (2.86 x 1.78)

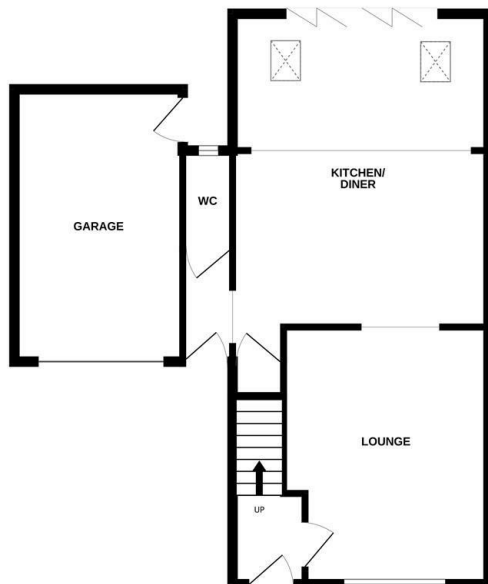
BATHROOM
6'5" x 5'9" (1.97 x 1.76)

TENURE
FREEHOLD

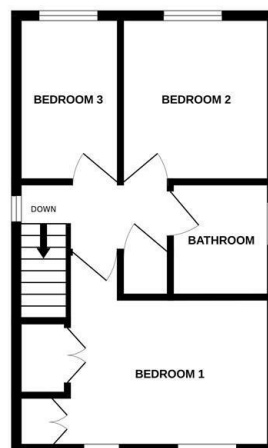
COUNCIL TAX BAND
B



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

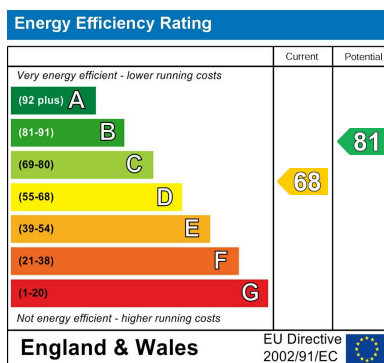


1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 NetLogo 6.2.0/20



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

rightmove
find your happy

onTheMarket.com

f Find us on
facebook

twitter

The Property Ombudsman

naei | propertymark
PROTECTED

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929