



**118 Middlethorpe Road, Cleethorpes, North East Lincolnshire, DN35 9PR**  
**£450,000**



## Key Features:

- Extended Detached Family Home
- Fantastic Plot Size
- Spacious & Versatile Accommodation
- Three Generously Sized Double Bedrooms
- Three Bathrooms, Including Two En-Suites
- Two Reception Rooms
- Modern Open Plan Living Dining Kitchen
- Generous Established Rear Garden
- Versatile Outbuilding/Studio
- Ample Off Road Parking

Located just off Taylor's Avenue, a unique opportunity for families to acquire this extended three bedroom detached home, occupying a deceptively generous plot in this highly popular area of Cleethorpes. The property offers spacious and flexible family living, enjoying a wonderful sized rear garden and ample driveway parking. Internally, the accommodation features a superb open plan living dining kitchen opening onto the rear garden, a well proportioned lounge, a further sitting room/snug, utility room, a downstairs family shower room and cloaks/wc. To the first floor are three generously sized bedrooms - including the master bedroom featuring an en-suite bathroom and walk-in wardrobe, and benefiting a further en-suite shower room to the second bedroom. Situated a mere stone's throw from local amenities, close to primary and secondary schools, and within a mile of Cleethorpes seafront and town centre...Viewing Highly Recommended.





**ENTRANCE PORCH**

Front entrance to the property accessed via double opening uPVC doors.

**ENTRANCE HALL**

16'2" x 8'11" (4.93 x 2.72)

Measured at maximum width.

A wide and welcoming hall, featuring wood flooring, and staircase to the first floor accommodation.

**LOUNGE**

22'2" x 11'11" (6.76 x 3.64)

A well-proportioned lounge, with attractive stone fireplace incorporating a living flame gas fire. Front aspect bay window and further side windows.

**SITTING ROOM/SNUG**

13'2" x 10'11" (4.02 x 3.35)

A versatile room or possible fourth bedroom if required. With a bay window to front aspect and continued wood flooring.

**LIVING DINING KITCHEN**

27'4" x 20'0" (8.34 x 6.12)

Measured at maximum width.

The hub of the home, superbly open plan featuring three sets of French doors opening onto the rear garden. Kitchen area offering a wide range of modern grey gloss units, Quartz work tops inset with a 1.5 stainless steel sink, and a breakfast bar island. Appliances include a range cooker with extractor over, integrated microwave, plumbing for a dishwasher and space for an American style fridge/freezer. Ample dining space and seating area with wall mounted media units. Side aspect windows. Tiled floor throughout.

**UTILITY**

8'6" x 6'3" (2.61 x 1.93)

Side entrance to the property, providing further storage units, plumbing for a washing machine and dryer space. Wall mounted gas central heating boiler.

**FAMILY SHOWER ROOM**

8'11" x 5'6" (2.72 x 1.69)

Featuring a vanity sink unit, and large shower enclosure. Illuminated wall mirror. Heated towel rail.

**SEPARATE W/C**

5'9" x 2'6" (1.76 x 0.78)

**FIRST FLOOR LANDING**

With a built-in storage cupboard.

**MASTER BEDROOM**

17'2" x 11'10" (5.25 x 3.61)

To rear aspect

**EN-SUITE BATHROOM**

9'10" x 3'5" (3.00 x 1.05)

Fully tiled, featuring fitted storage incorporating a wash basin and wc. Panelled bath and separate shower enclosure. Velux window.

**WALK-IN-WARDROBE**

7'11" x 5'2" (2.42 x 1.58)

With fitted shelves/clothing rails.

**BEDROOM 2**

18'4" x 13'3" (5.61 x 4.06)

To front aspect.

**EN-SUITE SHOWER ROOM**

9'10" x 3'5" (3.00 x 1.05)

Fitted with a shower enclosure, pedestal basin and wc. Access to loft space.

**BEDROOM 3**

17'3" x 12'0" (5.28 x 3.66)

To front aspect.

**OUTSIDE**

Set in a pleasant cul de sac fronting onto Taylor's Avenue, the property is approached by a spacious driveway providing off road parking for several vehicles. The rear garden is incredibly spacious, established with well maintained lawn and an Indian sandstone paved patio. Includes a gazebo providing sheltered space for a hot tub, pond, a summer house and shed.

**GARDEN ROOM/OUTBUILDING**

A versatile room offering endless opportunities, ideal as a home office, studio, gym, or garden bar. With electric, and composite exterior.

**TENURE**

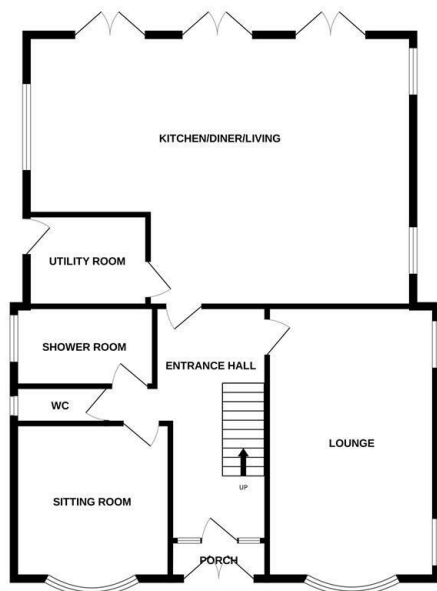
Freehold

**COUNCIL TAX BAND**

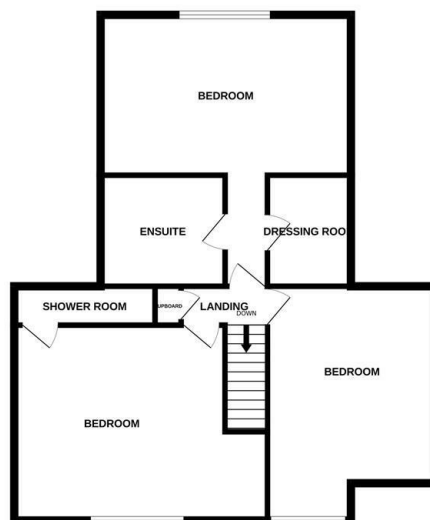
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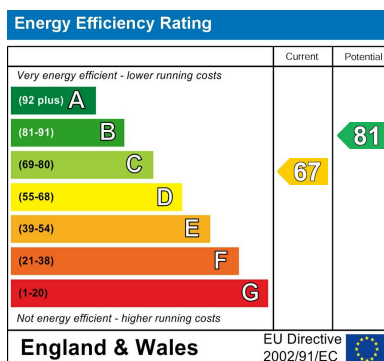
GROUND FLOOR



1ST FLOOR



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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## 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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