



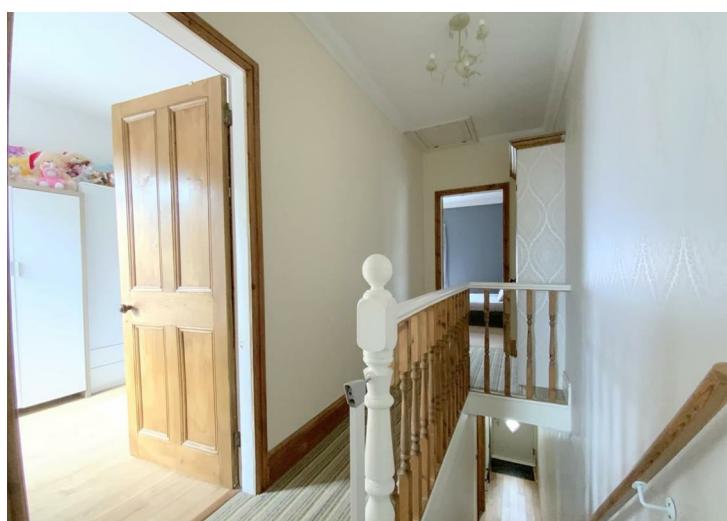
201 Lovett Street, Cleethorpes, North East Lincolnshire, DN35 7DZ
£100,000

Key Features:

- Mid Terrace Property
- Well Presented
- Two Double Bedrooms
- Through Lounge/Dining Room
- Modern Kitchen
- Spacious Family Bathroom
- Low Maintenance Gardens
- New boiler fitted with 10 year guarantee.

A well presented mid terrace property located in this established area close to local amenities, schools and easy access to both central Cleethorpes and Grimsby. The accommodation offers; entrance hall, open plan lounge/dining room, a modern fitted kitchen, and to the first floor are two double bedrooms and a bathroom. Set in low maintenance gardens. An ideal first time buy/rental investment.

New boiler fitted with 10 year guarantee.



ENTRANCE HALL

Accessed via a modern composite front entrance door. With staircase to the first floor.

LOUNGE

13'10" x 11'2" (4.24 x 3.42)

With a bay window to front aspect. Open plan to:-



DINING ROOM

13'3" x 10'7" (4.06 x 3.24)

With a rear aspect window and understairs storage cupboard.

KITCHEN

14'0" x 7'10" (4.27 x 2.41)

Fitted with a range of modern dark grey units and contrasting worktops incorporating a breakfast bar. Built-in oven, five ring gas hob with extractor over, and space for further appliances. Side and rear aspect windows and access onto the garden.

FIRST FLOOR LANDING

With a fitted storage cupboard and access to the loft.

BEDROOM 1

13'6" x 11'6" (4.13 x 3.51)

To front aspect, with feature fireplace.



BEDROOM 2

13'3" x 8'3" (4.06 x 2.53)

A second double bedroom, to rear aspect.

BATHROOM

10'5" x 7'10" (3.20 x 2.40)

A much larger than average sized house bathroom, fitted with a pedestal basin, wc, and P-shaped bath with shower over. Fitted storage cupboard housing the gas central heating boiler.



OUTSIDE

The property stands in mainly paved gardens, having a timber store/summer house (with electric) at the rear. Gated access to the rear passageway.

TENURE

Freehold

COUNCIL TAX BAND

A





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 misdescription. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

Made with Metrix (C2025)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

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