

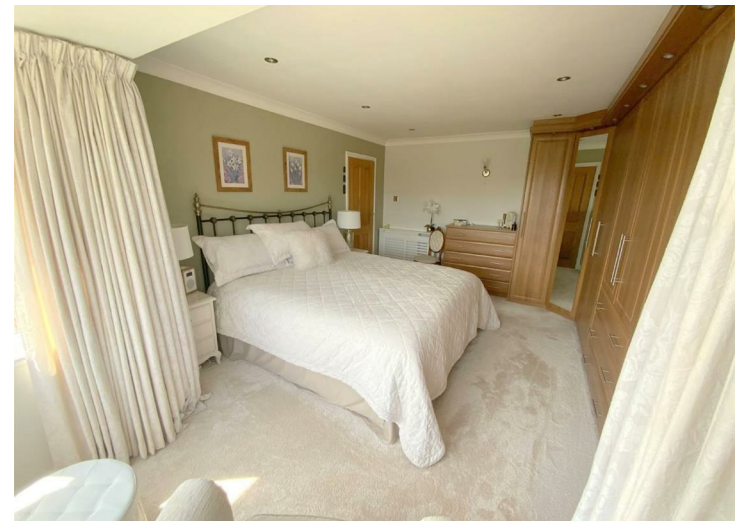


1 Langley Place, Cleethorpes, North East Lincolnshire, DN35 0ES
£330,000

Key Features:

- Traditional Bay Fronted Semi Detached
- FOUR Bedrooms
- Prime Cleethorpes Location
- Extended Family Accommodation
- Immaculately Presented Throughout
- Generous Rear Garden
- Excellent School Catchment
- Ample Off Road Parking
- Downstairs WC

A superbly presented period Four Bedroom Semi Detached home occupying a cul de sac position in this prime residential area, within short walking distance of the seafront and Signhills Academy. Approached by a spacious driveway, the property features a generous and private lawned garden providing a lovely backdrop to the open plan rear living space, incorporating a modern fitted dining kitchen and sun room. Further accommodation offers a well proportioned bay fronted lounge with feature fireplace, a fully fitted utility/laundry room, and cloaks/wc. The first floor includes a generous sized master bedroom benefiting a large range of fitted wardrobes, a third bedroom with an en-suite shower room, and a family bathroom.



ACCOMMODATION COMPRISING

ENTRANCE HALL

Front entrance to the property featuring solid wood flooring which continues through to the rear, and staircase with glass panelled balustrade and understairs cupboard.

LOUNGE

20'11" x 12'3" (6.38 x 3.75)

A well-proportioned bay fronted lounge, tastefully decorated and featuring a traditional style fireplace incorporating a living flame gas fire.

DINING KITCHEN

25'4" x 7'10" (7.73 x 2.40)

A sociable open plan dining kitchen fitted with a range of cream gloss units, and contrasting black galaxy granite work surfaces inset with a stainless steel sink. Appliances include a Rangemaster range cooker with extractor over, integrated dishwasher and fridge. Rear aspect window. Dining area with double doors to the rear.

Open plan to:-

SUNROOM

11'9" x 10'3" (3.60 x 3.14)

With open access from the kitchen, and having french doors opening onto the decked sun terrace. Benefiting underfloor heating, and insulated roof.

UTILITY ROOM

17'1" x 5'8" (5.23 x 1.74)

Forming part of the side extension, providing excellent fitted storage and work surfaces incorporating a stainless steel sink. Space within base units for a washing machine and dryer, and wall unit housing a brand new gas central heating boiler. Electric roller door to the front of the property.

FIRST FLOOR LANDING

With access to the partially boarded loft space via a drop down ladder.

MASTER BEDROOM

17'11" x 12'3" (5.47 x 3.74)

A generous master bedroom with a front aspect bay window, and featuring a large range of fitted wardrobes/storage.

BEDROOM 2

12'1" x 11'8" (3.70 x 3.57)

A second double bedroom, with a rear aspect window.:

BEDROOM 3

15'4" x 5'7" (4.68 x 1.72)

An ideal guest/teenagers room benefiting an en-suite shower room. Rear aspect window.

EN-SUITE SHOWER ROOM

7'8" x 5'6" (2.36 x 1.69)

Fitted with a corner shower enclosure, pedestal basin and concealed cistern wc. Heated towel rail, and a front aspect window.

BEDROOM 4

8'11" x 7'10" (2.73 x 2.41)

With a rear aspect window, and fitted wardrobes/drawers.

FAMILY BATHROOM

6'9" x 5'10" (2.08 x 1.79)

Fitted with a panelled bath, vanity sink unit, and concealed cistern wc. Heated towel rail, and front aspect window.

OUTSIDE

Set in a quiet cul de sac located off Daggett Road, the front of the property is predominantly paved allowing for ample off road parking. Benefiting from not being overlooked, the rear garden is mainly laid to lawn, featuring a full width decked sun terrace ideal for alfresco dining and entertaining, plus further decking to the rear with an open summer house and shed.

TENURE

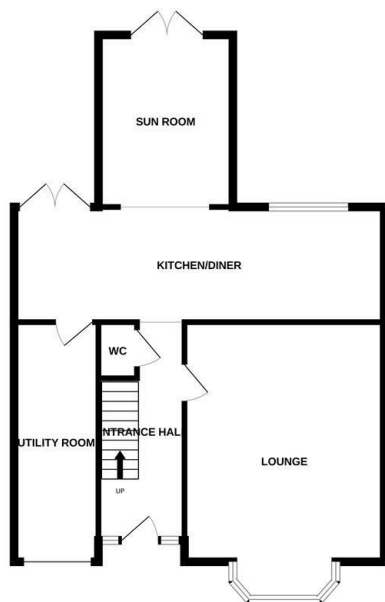
Freehold

COUNCIL TAX BAND

C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		61	
(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

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