



83 Queens Parade, Cleethorpes, North East Lincolnshire, DN35 0DQ
£215,000

Key Features:

- Traditional Three Bedroom Semi Detached
- Central Cleethorpes
- Short Walking Distance Of The Seafront
- Open Plan Kitchen/Family Room
- Separate Bay Fronted Lounge
- Downstairs Cloaks/WC
- Ample Off Road Parking

Situated in this prime area of Cleethorpes, a traditional three bedroom semi detached home offering ideal family accommodation, close to popular schools and just a short walk from the seafront. The property comprises; a side entrance hall, bay fronted lounge, open plan kitchen diner/family room, downstairs cloaks/wc, and to the first floor are three bedrooms and a bathroom. Ample off road parking, and good sized lawned rear garden.



ENTRANCE HALLWAY

Accessed via the side of the property. With useful understairs storage recess.

LOUNGE

14'2" x 11'11" (4.34 x 3.64)

With a front aspect bay window and fireplace incorporating an electric fire.

KITCHEN DINER

13'6" x 12'4" (4.12 x 3.77)

Featuring a large range of cream shaker style units and contrasting work surfaces incorporating a dining table. Built-in double oven, five ring gas hob, integrated fridge/freezer, ceramic sink/drain, and plumbing for a washing machine and dishwasher. Side aspect window.

Open plan to:-

FAMILY ROOM

13'8" x 6'9" (4.17 x 2.08)

Versatile space with French doors opening onto the rear garden, and two built-in storage cupboards (one housing the gas central heating boiler).

CLOAKROOM

6'2" x 2'6" (1.90 x 0.78)

Fitted with a corner sink unit and wc.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

13'1" x 11'11" (4.00 x 3.64)

Master bedroom to front aspect.

BEDROOM 2

10'11" x 9'3" (3.34 x 2.83)

A second double bedroom, to rear aspect.

BEDROOM 3

8'5" x 6'11" (2.57 x 2.11)

To rear aspect.

BATHROOM

7'9" x 5'11" (2.37 x 1.81)

Fitted with a traditional style pedestal basin, wc, and panelled bath with shower over.

OUTSIDE

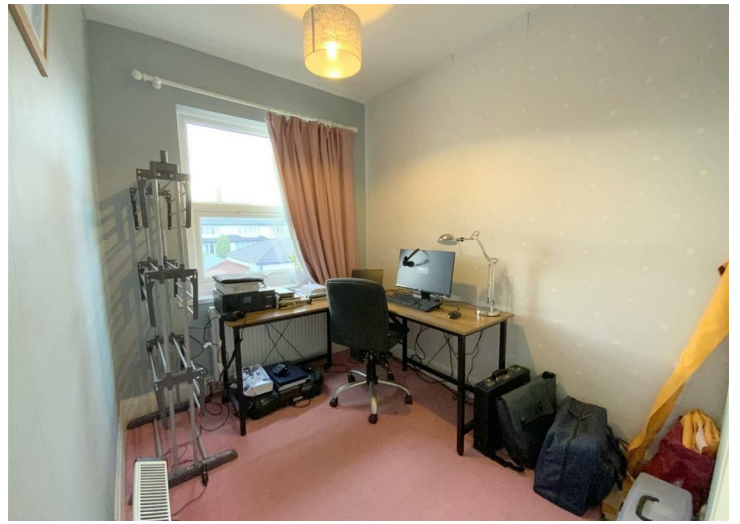
The front of the property is set open plan providing off road parking, and side access to the rear. The rear garden is south/east facing, and mainly laid to lawn with a patio area and large shed.

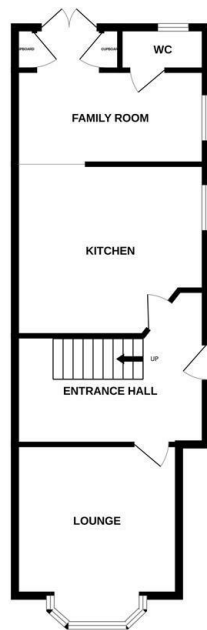
COUNCIL TAX BAND

B

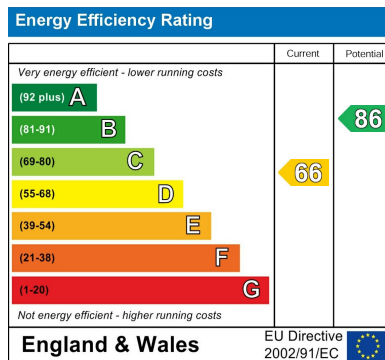
TENURE

Leasehold with the option to buy the Freehold





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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