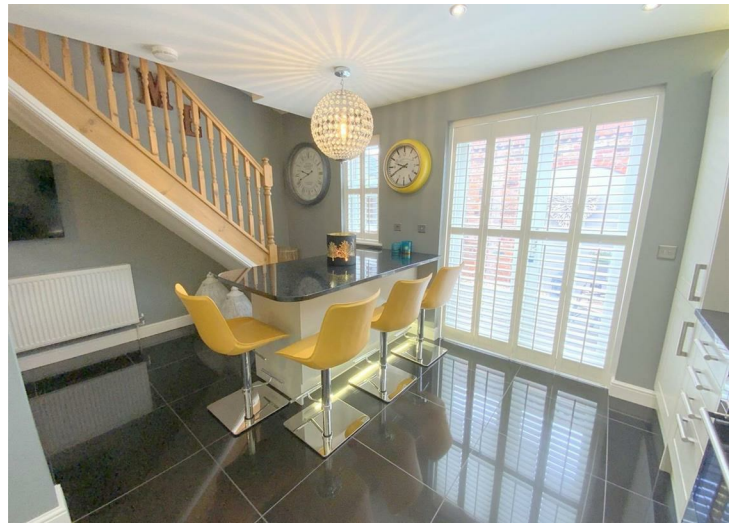


**The Old Dairy Yarra Road, Cleethorpes, North East Lincolnshire, DN35 8LS**  
**£292,950**

## Key Features:

- Immaculate Three Storey End Town House
- Town Centre/Seafront Location
- Fully Refurbished To An Excellent Standard
- Dining Kitchen Including Full Range Of Appliances
- Three Bedrooms All With Fitted Wardrobes
- Top Floor Master Bedroom With En-Suite
- Low Maintenance Gardens & Off Road Parking
- Courtyard Style Rear Garden
- Summerhouse With Wood Burning Stove

Found in this prime area of Cleethorpes, a beautifully presented Three Bedroom End Town House located just a short stroll from the Seafront and main shopping areas. Built in 2008 on the site of the original dairy, the current owners however have fully refurbished the property during the last seven years, now offering high quality accommodation set over three floors. Featuring attractive low maintenance gardens benefiting valuable off road parking to the front, and a courtyard style rear garden with summer house/garden room complete with a wood burning stove. Immaculately presented throughout, the accommodation includes a well-appointed dining kitchen featuring granite work tops and a full range of appliances, a bay fronted lounge with oak flooring, three bedrooms with quality fitted wardrobes, and a second floor master bedroom with en-suite.



## ADDITIONAL FEATURES

Further features include uPVC double glazed sash windows with plantation shutter blinds, gas central heating system with HIVE thermostat, internal and external LED lighting, fire doors and smoke detectors on all floors.

## ACCOMMODATION COMPRISING

### ENTRANCE

Accessed via the side of the property, being open plan to the kitchen and with double opening doors to the lounge. Radiator and porcelain tiled floor.

### CLOAKS/WC

6'1" x 3'8" (1.86 x 1.12)

Fitted with a vanity sink unit and wc. Heated towel rail, and continued tiled floor.

### LOUNGE

17'2" x 10'7" (5.24 x 3.23)

With bay window to front aspect, engineered oak flooring, and radiator.

### DINING KITCHEN

15'4" x 12'1" (4.68 x 3.70)

Fitted with a large range of grey shaker style units and contrasting granite work tops incorporating a Belfast sink. Peninsula incorporating further storage and a breakfast bar. Appliances include a range cooker with extractor over, integrated fridge/freezer, dishwasher and washing machine. Continued porcelain tiled floor. Side aspect window, and french doors to the rear.

## FIRST FLOOR

### BEDROOM 2

15'2" x 12'5" (4.64 x 3.80)

With bay window to front aspect, fitted wardrobes and radiator.

### BEDROOM 3/DRESSING ROOM

9'4" x 9'0" (2.87 x 2.76)

Currently used as a dressing room, with fitted wardrobes, rear aspect window, and radiator.

### BATHROOM

8'7" x 5'10" (2.63 x 1.78)

Fitted with a panelled bath, shower enclosure, vanity sink unit and wc. Heated towel rail.

## SECOND FLOOR

### MASTER BEDROOM

15'5" x 11'1" (4.70 x 3.38)

Second floor master bedroom with fitted wardrobes, two velux skylights, and radiator.

### EN - SUITE BATHROOM

9'3" x 5'4" (2.84 x 1.65)

Fitted with a vanity sink unit, wc, and bath with shower over. Heated towel rail, and velux skylight.

## OUTSIDE

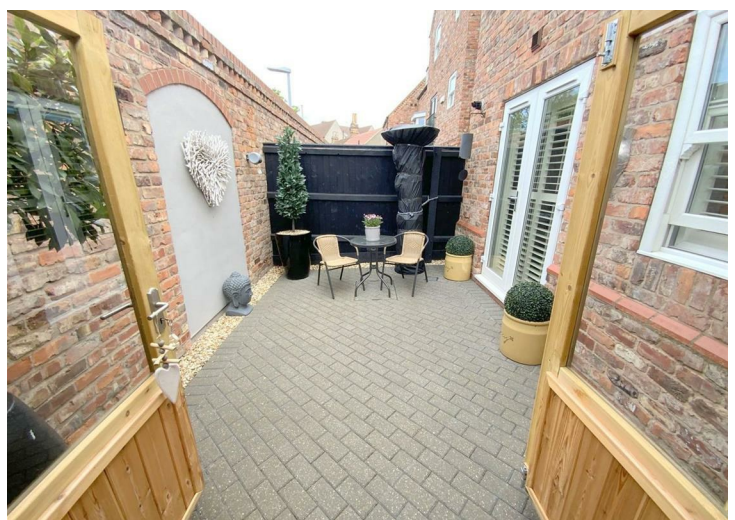
Set in attractive well maintained gardens, the property is approached by a block paved driveway, and gravel laid front garden. Secure gated access leads to the rear with continued block paving, a large shed, and a Scandinavian style insulated summer house incorporating a wood burning stove.

## TENURE

Freehold

## COUNCIL TAX

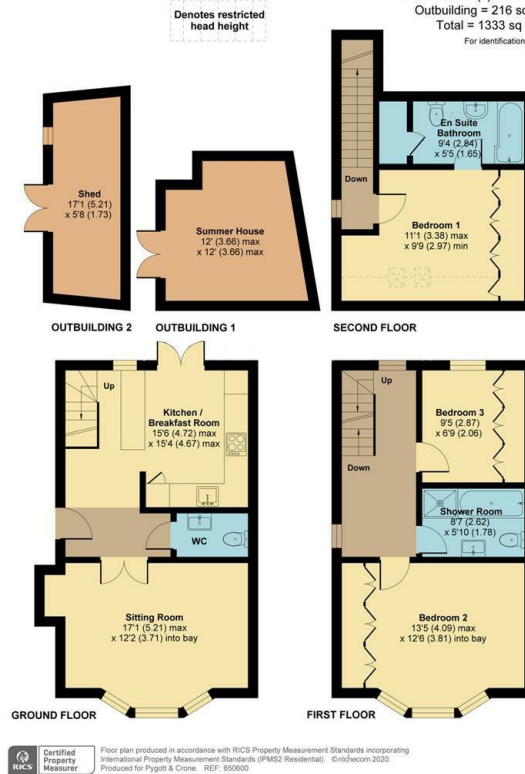
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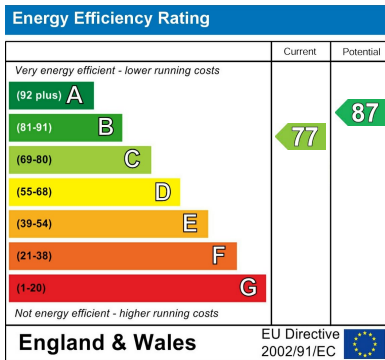
# Yarra Road, Cleethorpes, DN35

Approximate Area = 1090 sq ft / 101 sq m  
 Limited Use Area(s) = 27 sq ft / 3 sq m  
 Outbuilding = 216 sq ft / 20 sq m  
 Total = 1333 sq ft / 124 sq m

For identification only - Not to scale



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©inchroom 2020.  
 Produced for Piggott & Coles. REF: 650600



## 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

