



**24 Bolingbroke Road, Cleethorpes, North East Lincolnshire, DN35 0HG**  
**£230,000**

## Key Features:

- Three Bedroom Semi Detached
- Highly Sought After Area Of Cleethorpes
- Lounge & Dining Room
- Traditional Fitted Kitchen & Utility Room
- Downstairs Cloaks/WC
- Modern Shower Room
- Detached Garage
- Well Maintained Lawned Gardens

A three bedroom bay fronted semi-detached home offered for sale in this prime residential location, just minutes walking distance from the seafront, and Signhills Academy. The property offers well presented accommodation throughout, comprising:- entrance porch, entrance hall with cloaks/wc, front aspect lounge, dining room opening onto the rear garden, kitchen and utility room. To the first floor are three bedrooms and a modern shower room. Set in good sized lawned gardens, with driveway and detached garage.



### ENTRANCE PORCH

Front entrance to the property with fitted storage cupboard, and glazed internal door opening into:-

### ENTRANCE HALL

With wood effect laminate flooring and staircase leading to the first floor.

### CLOAKROOM

4'11" x 2'7" (1.50 x 0.80)

Fitted with a vanity sink unit and wc. Opaque window to side aspect.

### LOUNGE

14'2" x 12'0" (4.34 x 3.66)

A front aspect lounge with bay window, and fireplace incorporating an inset electric fire. Glazed sliding doors leading into:-

### DINING ROOM

13'4" x 9'10" (4.07 x 3.01)

With French doors opening onto the rear patio.

### KITCHEN

10'2" x 8'2" (3.10 x 2.51)

Fitted with a range of wall and base units, work surfaces incorporating a resin sink, built in double oven/grill, ceramic hob with extractor over, integrated dishwasher, fridge and freezer. Side and rear aspect windows.

### UTILITY

9'4" x 5'4" (2.86 x 1.64)

Providing further storage, plumbing for a washing machine and dryer space. Rear aspect window and access to the side of the property.

### FIRST FLOOR LANDING

With a side aspect window, and loft access via a drop down ladder.

### BEDROOM 1

13'7" x 11'3" (4.16 x 3.43)

To front aspect, with a bay window, and full wall of fitted wardrobes/storage (housing gas central heating boiler).

### BEDROOM 2

10'10" x 10'5" (3.31 x 3.19)

A second double bedroom, to rear aspect.

### BEDROOM 3

8'2" x 6'10" (2.51 x 2.10)

Single bedroom to front aspect, with a built-in storage cupboard.

### SHOWER ROOM

7'3" x 5'5" (2.23 x 1.66)

Fully tiled, comprising a shower enclosure, and fitted storage incorporating a wash basin and wc. Heated towel rail. Opaque window to rear aspect.

### OUTSIDE

The property stands in front and rear lawned gardens, with planted borders, and a paved patio area to the rear. The driveway continues down the side to the detached brick garage (with power/light, up and over door).

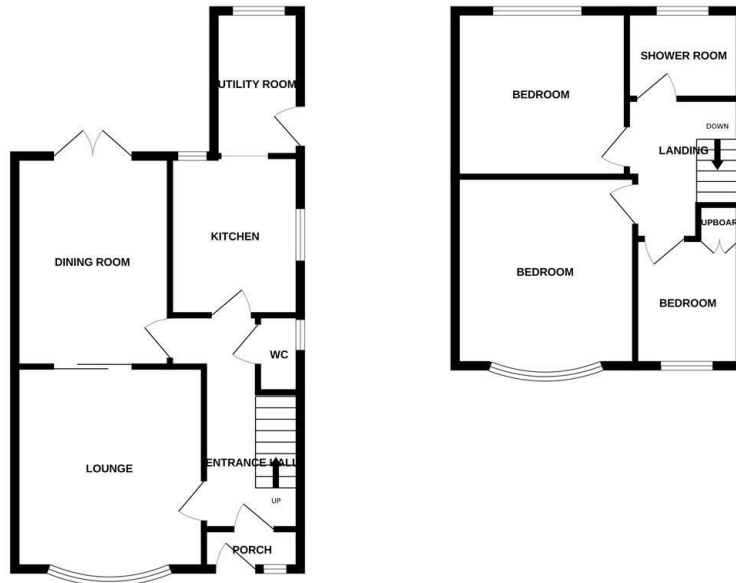
### TENURE

Freehold

### COUNCIL TAX BAND

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Whilst every attempt has been made to ensure the accuracy of the description 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. Made with HERSPEC 3/2014

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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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