



**40 Fillingham Crescent, Cleethorpes, DN35 0JE**  
**£240,000**

## Key Features:

- FOUR Bedroom Semi Detached
- Highly Popular Cleethorpes Location
- Spacious Lounge/Dining Room
- Four Double Bedrooms
- Downstairs Wet Room & First Floor Bathroom
- Ample Off Road Parking
- Signhills School Catchment
- No Forward Chain

An ideal family home located in this sought after residential area of Cleethorpes, within short walking distance of popular schools, and leisure facilities including the Country Park, Boating Lake and Seafront. Offering good sized accommodation with excellent scope for modernisation, generous driveway parking for multiple vehicles, and a south facing rear garden which backs onto the Buck Beck. Comprising to the ground floor:- entrance hallway, a spacious through lounge/dining room, conservatory, kitchen and wet room. Moving up to the first floor boasting four double bedrooms and a family bathroom. Viewing Highly Recommended...No Forward Chain.



### ENTRANCE HALL

Front entrance to the property, with staircase to the first floor.

### LOUNGE/DINING ROOM

22'10" x 11'4" (6.96 x 3.46)

A through lounge/dining room, with feature limestone fireplace incorporating an inset gas fire. Front aspect bow window and patio doors leading into the conservatory.

### CONSERVATORY

7'8" x 7'11" (2.34 x 2.43)

A lean-to conservatory overlooking the rear garden.

### KITCHEN

11'8" x 9'10" (3.57 x 3.02)

Fitted with a range of base and wall units and work surfaces incorporating a breakfast bar. Built-in oven, gas hob with extractor over, integrated fridge and freezer. Wall mounted gas central heating boiler. Rear aspect window, and access to the side of the property.

### WET ROOM

8'2" x 6'0" (2.50 x 1.83)

Fitted with an electric shower, pedestal basin and wc. Heated towel rail. Opaque window to side window. (Converted garage space).

### FIRST FLOOR LANDING

With access to the loft via a drop down ladder.

### BEDROOM 1

11'10" x 11'5" (3.61 x 3.49)

To front aspect.

### BEDROOM 2

11'9" x 8'5" (3.59 x 2.58)

To front aspect.

### BEDROOM 3

10'9" x 8'4" (3.30 x 2.55)

To rear aspect.

### BEDROOM 4

10'8" x 8'5" (3.26 x 2.57)

To rear aspect.

### BATHROOM

7'7" x 6'0" (2.32 x 1.84)

Fitted with a panelled bath, pedestal basin and wc. Opaque window to rear aspect.

### OUTSIDE

The property stands well back, having a long driveway providing ample parking, and lawned garden with planted border. Access to the integral store (former garage - with up and over door, power/light), and gated side access to the rear.

Backing onto the Buck Beck, the rear garden benefits from not being directly overlooked. Includes lawn, pond, paved patio, pergola, greenhouse and shed.

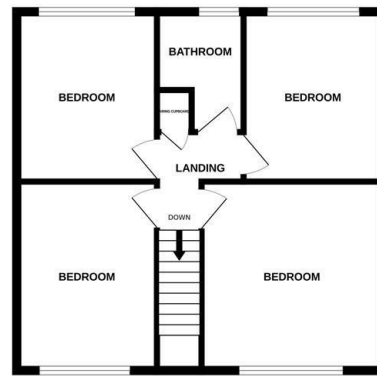
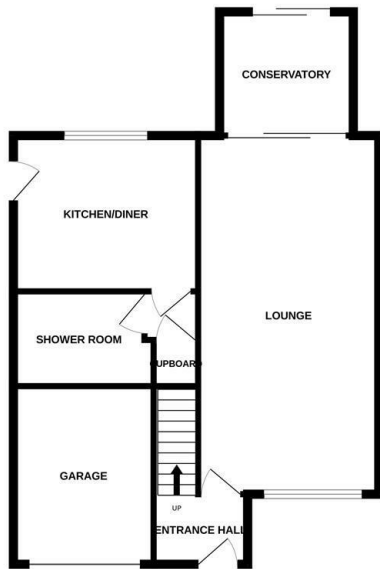
### TENURE

Freehold

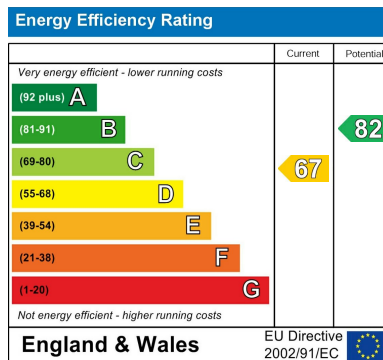
### COUNCIL TAX BAND

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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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