



**10 Thorganby Road, Cleethorpes, North East Lincolnshire, DN35 0HP**  
**£250,000**

## Key Features:

- Three Bedroom Semi Detached
- Sought After Cleethorpes Location
- Immaculately Presented
- Spacious Lounge
- Modern Kitchen & Bathroom
- Open Plan Dining Room/Sun Room
- South Facing Rear Aspect
- Ample Parking
- Popular School Catchment
- No Forward Chain

Presented in superb walk-in condition, a three bedroom semi detached home offered for sale in this highly sought after area, ideally situated within short walking distance of the seafront, local shops and the popular Signhills Academy. The accommodation includes:- a front entrance porch, spacious lounge, a modern fitted kitchen, dining room and sun room extension. To the first floor are two double bedrooms with fitted wardrobes, a third bedroom/study, and a four piece family bathroom. Set in attractive, well maintained gardens with driveway parking and detached garage. An ideal first time purchase...Offered for sale with No Forward Chain.



### ENTRANCE PORCH

Front entrance to the property accessed via a modern composite door. Internal door leading to:-

### LOUNGE

17'9" x 12'5" (5.43 x 3.81)

A spacious full width lounge featuring a marble fireplace inset with a coal effect electric fire. Front aspect bow window with plantation shutters, newly fitted carpet, and open plan staircase to the first floor.

### KITCHEN

10'1" x 9'10" (3.09 x 3.00)

Fitted with a range of modern cream gloss units and complimentary Quartz work surfaces with an undermounted sink. Built-in electric oven/grill, gas hob with extractor over, integrated dishwasher and washing machine. Space for a fridge/freezer. Oak effect Karndean flooring. Rear aspect window and access to the side of the property.

Open arch leading to:-

### DINING ROOM

10'2" x 7'6" (3.11 x 2.29)

Separate dining space, being open plan to:-

### SUN ROOM

10'1" x 7'6" (3.09 x 2.30)

Overlooking the rear garden, an excellent addition to the property, with insulated roof, and Karndean flooring continuing throughout.

### FIRST FLOOR LANDING

With a side aspect window, and access to the loft via a drop-down ladder (housing the gas central heating boiler - approximately 3 years old).

### BEDROOM 1

12'0" x 10'0" (3.66 x 3.07)

Featuring a large range of fitted wardrobes by Haagenses. Front aspect window with plantation shutters.

### BEDROOM 2

10'10" x 9'5" (3.31 x 2.88)

To rear aspect, a second double bedroom with fitted wardrobes/bedside cabinets/headboard by Haagenses.

### BEDROOM 3

7'3" x 7'1" (2.23 x 2.16)

To front aspect, an ideal study/home office with fitted storage and desk.

### BATHROOM

7'10" x 7'7" (2.41 x 2.32)

Fitted with a panelled bath, large shower enclosure, vanity sink unit and wc. Fully tiled walls. Heated towel rail. Opaque rear aspect window.

### OUTSIDE

The property stands in attractive well maintained lawned gardens having well stocked borders and dual aspect Indian sandstone paved patio areas. With driveway providing ample off road parking and leading through double gates to the detached garage. External lighting and power.

### GARAGE

Detached garage with an up and over door, power/light.

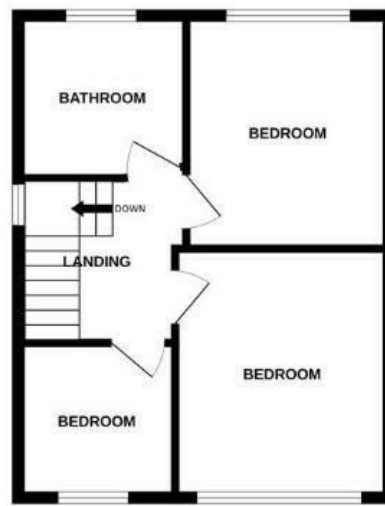
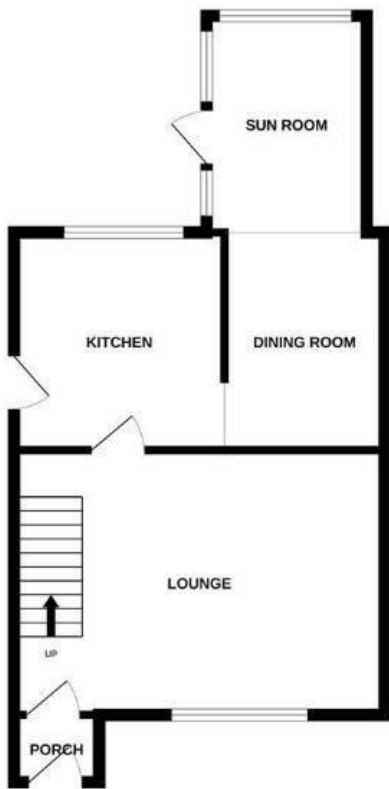
### TENURE


FREEHOLD

### COUNCIL TAX BAND

B





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>73</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

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

