



9 Cotswold Close, Cleethorpes, North East Lincolnshire, DN35 0EA
£330,000

Key Features:

- Four Bedroom Detached Property
- Immaculately Presented
- Sought After Cleethorpes Location
- Spacious Family Accommodation
- Open Plan Kitchen Diner & Sun Room
- Four Good Sized Bedrooms
- Master Bedroom With En-Suite
- Ample Parking & Detached Garage
- Popular School Catchment

A spacious and well presented four bedroom detached home attractively situated on this modern residential development off Belvoir Road. Perfect for the growing family, the property lies within short walking distance of popular primary and secondary schools, and located just a short distance from the seafront and town centre.

The accommodation offers:- entrance hall, a bay fronted lounge, kitchen diner opening into the sun room, utility room, cloaks/wc, and a study/home office. Moving to the first floor featuring four good sized bedrooms, an en-suite shower room and family bathroom. Set in lawned gardens, with ample driveway parking and detached garage.



ENTRANCE HALL

Front entrance to the property, with oak effect laminate flooring, and staircase rising to the first floor.

CLOAK/WC

7'0" x 3'3" (2.14 x 1.01)

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

STUDY

6'8" x 5'4" (2.04 x 1.64)

Ideal work from home space, with a front aspect window.

LOUNGE

15'3" x 10'11" (4.65 x 3.35)

With a bay window to front aspect and featuring a polished stone fireplace with inset electric fire. Glazed double doors opening into:-

KITCHEN DINER

25'3" x 8'11" (7.72 x 2.72)

A full width dining kitchen fitted with a range of wall and base units and complimentary granite work surfaces incorporating a breakfast bar. Including a 1.5 undermounted sink, built-in oven/grill, gas hob with extractor over, and an integrated dishwasher. Understairs storage cupboard. Two rear aspect windows. Oak effect laminate flooring continuing through to:-

SUNROOM

Overlooking the rear garden, featuring velux windows and underfloor electric heating.

UTILITY

6'4" x 5'1" (1.94 x 1.57)

Side entrance to the property, with tall storage unit, plumbing for a washing machine and dryer space. Wall mounted gas central heating boiler.

FIRST FLOOR LANDING

With a built-in storage/airing cupboard, and access to the loft via a drop down ladder.

BEDROOM 1

14'0" x 11'3" (4.27 x 3.44)

To front aspect, with modern built-in wardrobes.

EN-SUITE SHOWER ROOM

5'10" x 6'0" (1.79 x 1.83)

Fitted with a shower enclosure, vanity unit with countertop basin, and wc. Heated towel rail. Mirrored wall cabinet.

BEDROOM 2

13'2" x 10'7" (4.03 x 3.23)

To front aspect.

BEDROOM 3

11'1" x 9'0" (3.38 x 2.76)

To rear aspect,

BEDROOM 4

9'5" x 9'0" (2.88 x 2.76)

To rear aspect, with a built-in wardrobe.

BATHROOM

6'8" x 5'5" (2.05 x 1.66)

Family bathroom comprising a vanity sink unit, wc, and panelled bath with overhead shower. Mirrored wall cabinet. Opaque rear aspect window.

OUTSIDE

Set in a pleasant cul de sac position, the property stands open plan to the front, with lawn, and a block paved driveway leading to the detached garage. Gated access leads to the rear garden which is mainly laid to lawn with raised border, a paved patio area, and secluded decking area with a hot tub. Partitioned garage space providing a changing room/bar.

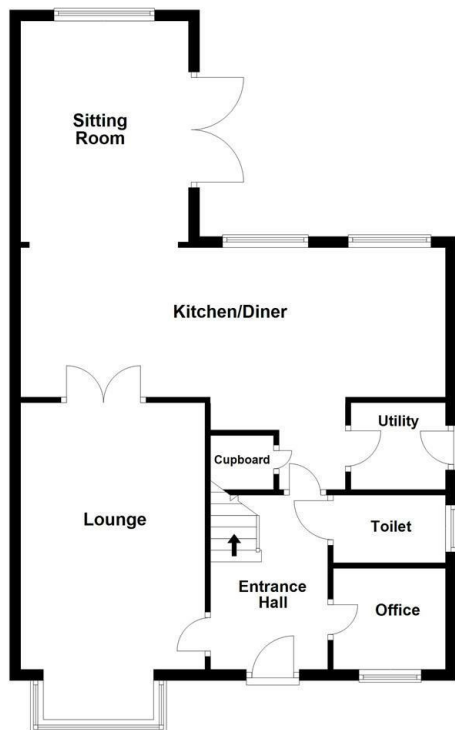
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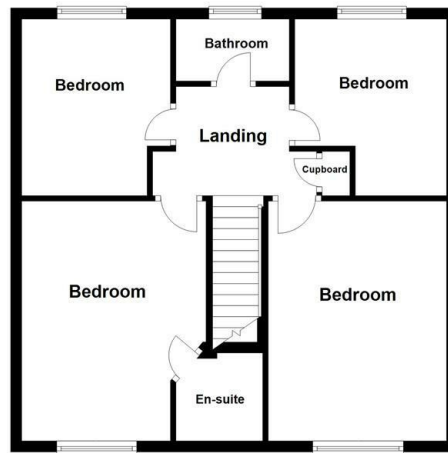
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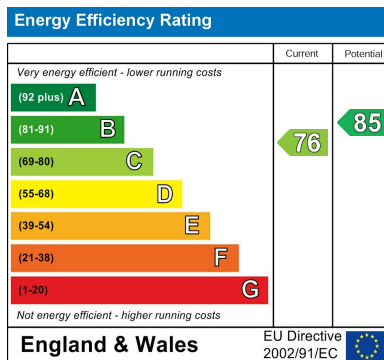


Ground Floor
Approx. 72.0 sq. metres (775.2 sq. feet)



First Floor
Approx. 55.8 sq. metres (600.6 sq. feet)

Total area: approx. 127.8 sq. metres (1375.8 sq. feet)



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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