

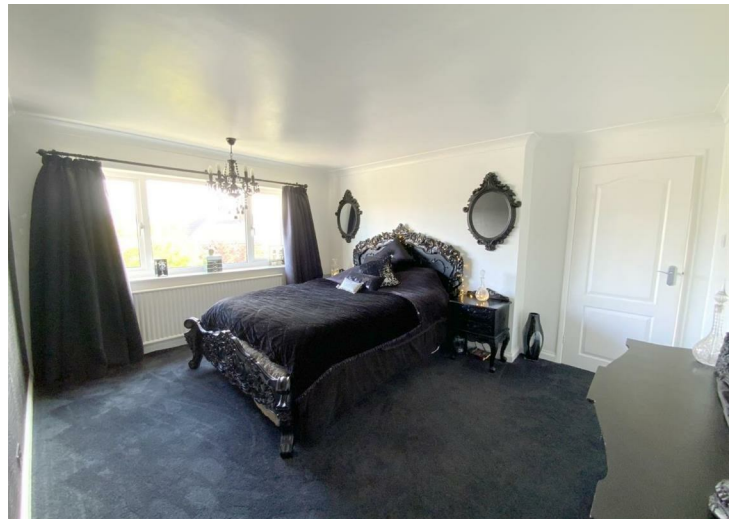


51 Pearson Road, Cleethorpes, North East Lincolnshire, DN35 0DR
£305,000

Key Features:

- Extended Semi Detached Property
- Highly Sought After Location
- Three Bedrooms
- Spacious Open Plan Living/Dining/Kitchen
- Separate Lounge
- South Facing Rear Aspect
- Driveway & Detached Garage
- Popular School Catchment

Viewing is highly recommended of this extended three bedroom semi detached home found in the highly sought after Signhills area in Cleethorpes. Offering ideal accommodation for the growing family, all within minutes' walking distance of Signhills Primary Academy, local parks and the seafront. The property enjoys a sociable modern layout to the ground floor, featuring a spacious open plan living dining kitchen opening onto the rear garden - perfect for indoor/outdoor family gatherings and entertaining. Further accommodation includes a separate lounge, three first floor bedrooms and a bathroom. Set in good sized lawned gardens with composite decking, gated driveway parking and a detached garage.



ENTRANCE HALLWAY

14'0" x 7'9" (4.27 x 2.37)

Front entrance to the property, with understairs storage cupboard and decorative vinyl click flooring.

LIVING/DINING/KITCHEN

20'5" x 20'4" (6.23 x 6.20)

The hub of the home, light and spacious featuring a roof lantern and French doors opening onto the garden. Fitted with a large range of modern dark grey gloss units and contrasting work surfaces. Including a built-in double oven, five ring gas hob with extractor over, integrated dishwasher and fridge/freezer. Island with breakfast bar providing further storage, sink/drain, plus inset ice sink. Slate effect vinyl click flooring throughout.

Glazed double doors opening into:-

LOUNGE

15'11" x 12'3" (4.86 x 3.74)

A front aspect lounge with fireplace incorporating an inset gas fire, granite back and hearth.

FIRST FLOOR LANDING

With access to the loft via a drop down ladder.

BEDROOM 1

13'2" x 12'8" (4.03 x 3.88)

To rear aspect, with built-in mirrored wardrobes/storage.

BEDROOM 2

13'11" x 11'1" (4.26 x 3.40)

A second double bedroom, to front aspect.

BEDROOM 3

9'3" x 8'0" (2.82 x 2.44)

To front aspect, with fitted storage/desk.

BATHROOM

8'5" x 6'10" (2.57 x 2.10)

Fitted with a panelled bath, shower enclosure, pedestal basin, and wc. Heated towel rail. Opaque window to the rear.

OUTSIDE

The front of the property is approached by a gated driveway leading down the side to the detached garage. The front garden is laid to lawn with established borders.

The rear garden is south facing and features a spacious full width composite decking area, lawn with established borders and a further secluded seating area.

TENURE

Freehold

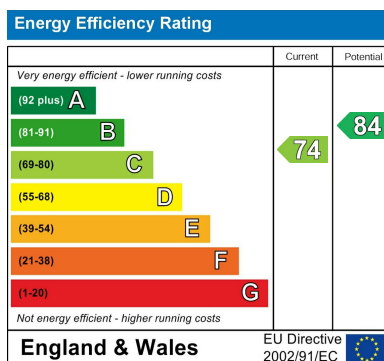
COUNCIL TAX BAND

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Total area: approx. 0.0 sq. metres (0.0 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

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