



42 Ashby Road, Cleethorpes, North East Lincolnshire, DN35 9PQ
£300,000

Key Features:

- Extended FIVE Bedroom Semi-Detached Home
- Popular Residential Location
- Spacious & Versatile Family Accommodation
- Open Plan Kitchen/Dining Room
- Two Reception Rooms
- Four Double Bedrooms/Three Bathrooms
- Downstairs Cloak/WC
- Garden Room/Gym
- Off Road Parking & Detached Garage

Found in this sought after area off Taylor's Avenue, an opportunity to acquire a FIVE bedroom/three bathroom semi-detached home - a rare find in this location, situated within short walking distance of popular primary and secondary schools.

The property offers well planned accommodation, wonderfully extended and modernised in recent years by the current owners, now offering spacious and versatile family living arranged over three floors.

Comprising; a front entrance hall, cloaks/wc, lounge featuring a log burning stove, contemporary open plan kitchen/dining room, plus a second sitting room. To the first floor are four bedrooms including three good sized doubles, and a family bathroom - the master bedroom featuring its own en-suite shower room. The superbly converted loft space completed just last year, provides an additional double bedroom and en-suite.

Set on a corner position, with gardens to the front and rear, driveway, and garage with an adjoining garden room - currently utilised as a gym.



ENTRANCE HALL

Front entrance to the property accessed via a modern composite door. Featuring oak effect parquet style Amtico flooring, and useful built-in coat/storage cupboard.

CLOAKROOM

5'11" x 3'10" (1.82 x 1.19)

Fitted with a wc and pedestal hand basin. Cupboard housing the gas central heating boiler.

LOUNGE

11'9" x 13'11" (3.59 x 4.26)

To front aspect, featuring a limestone fireplace incorporating a log burning stove.

KITCHEN

18'5" x 9'5" (5.63 x 2.88)

Fitted with a range of modern gloss fronted units, and Quartz work surfaces incorporating an undermounted sink. Appliances include an integrated fridge/freezer, dishwasher, wine cooler, double oven, and induction hob with extractor over. Grey wood effect LVT flooring. Rear aspect window. Open plan to:-

DINING AREA

14'6" x 8'6" (4.44 x 2.61)

With French doors opening onto the rear garden,

SITTING ROOM

17'11" x 11'10" (5.48 x 3.63)

A dual aspect family room with French doors opening onto the rear garden. With a built-in laundry cupboard, and continued LVT flooring.

FIRST FLOOR LANDING

With a built-in storage cupboard and staircase to the second floor.

MASTER BEDROOM /ENSUITE

17'11" x 11'11" (5.48 x 3.64)

To front aspect, featuring built-in wardrobes with modern white gloss doors. En-suite fitted with a large shower enclosure, vanity sink unit and wc. Marble effect tiling. Obscure glazed window.

BEDROOM 2

12'9" x 10'1" (3.90 x 3.09)

To front aspect, with fitted wardrobes.

BEDROOM 3

10'3" x 10'11" (3.13 x 3.34)

To rear aspect.

BEDROOM 4

7'11" x 6'11" (2.43 x 2.11)

A single bedroom to front aspect. With a built-in storage cupboard.

BATHROOM

7'11" x 5'6" (2.43 x 1.70)

A fully tiled family bathroom fitted with a vanity sink unit, concealed cistern wc, and rainfall shower bath. Heated towel rail. Obscure glazed window.

SECOND FLOOR

BEDROOM 5/ ENSUITE

13'10" x 13'8" (4.22 x 4.17)

A further double bedroom to rear aspect. With fitted storage/clothes rails and dressing table. Access to eaves storage. En-suite fitted with a shower enclosure, vanity sink unit and wc. Heated towel rail.

OUTSIDE

Occupying a corner position, the property is approached by a lawned garden to the front.

The rear garden is of low maintenance, featuring Indian sandstone paving and artificial lawn.

Driveway with access to the detached garage via Ravenhill Close.

GARAGE

17'0" x 8'6" (5.19 x 2.61)

A detached brick garage, with an up and over door, power/light, and plumbed for a washing machine. Access to:-

GARDEN ROOM/GYM

9'6" x 7'5" (2.91 x 2.28)

Of versatile use, ideal as a gymnasium or work from home office.

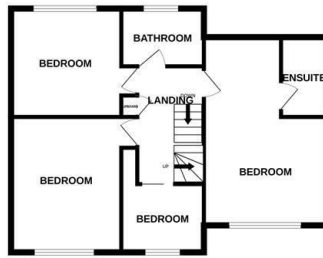
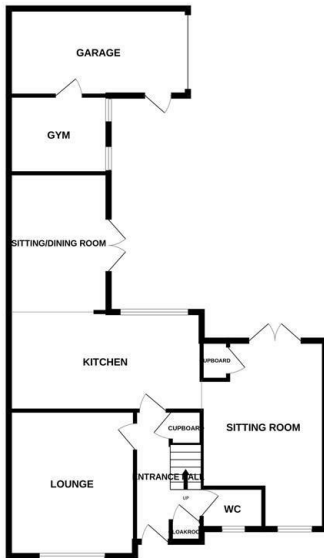
COUNCIL TAX BAND

B


TENURE

Freehold





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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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