



**4 Scrivelsby Court, Cleethorpes, North East Lincolnshire, DN35 0HJ**  
**£250,000**

## Key Features:

- Three Bedroom Semi Detached Property
- Highly Popular Cleethorpes Location
- Spacious Lounge
- Modern Kitchen & Separate Dining Room
- Three Double Bedrooms
- Generous South Facing Rear Garden
- Ample Driveway Parking & Integral Garage

A three bedroom semi detached family home offered for sale in this superb location backing onto Cleethorpes Buck Beck, and within short walking distance of the seafront and Signhills Academy. Well presented throughout, the accommodation includes a spacious lounge, modern fitted kitchen, separate dining room, three double bedrooms to the first floor along with a bathroom, plus an additional wc. The property features generous outdoor space boasting a south facing rear garden, and a full width block paved driveway providing parking for several vehicles and access to the integral garage. An excellent opportunity...offered for sale with No Forward Chain.



## ENTRANCE PORCH

Front entrance to the property, providing coat/shoe storage, and access to:-

## LOUNGE

18'3" x 14'8" (5.57 x 4.48)

Featuring a modern fireplace incorporating an electric fire, marble back and hearth. Open plan staircase to the first floor, and a front aspect window.

## KITCHEN

12'4" x 11'7" (3.76 x 3.55)

Fitted with a range of modern grey gloss units, contrasting work surfaces, built-in oven, ceramic hob with extractor over, plumbing for a washing machine and space for further appliances. Rear aspect window, and access onto the garden.

## DINING ROOM

10'11" x 10'6" (3.33 x 3.21)

To rear aspect, with continued laminate flooring, and feature wall panelling.

## FIRST FLOOR LANDING

With a side aspect window and built-in storage cupboard.

## BEDROOM 1

11'10" x 11'3" (3.63 x 3.45)

To front aspect.

## BEDROOM 2

10'11" x 10'4" (3.35 x 3.17)

To rear aspect, with views over the Buck Beck and golf course beyond. Built-in storage cupboards.

## BEDROOM 3

12'1" x 8'0" (3.69 x 2.46)

To front aspect, with a built-in storage cupboard.

## BATHROOM

7'4" x 6'6" (2.26 x 2.00)

Fitted with a vanity sink unit, wc, and panelled bath with shower over. Heated towel rail. Obscure glazed window.

## ADDITIONAL W/C

7'8" x 2'5" (2.35 x 0.74)

Fitted with a wc and hand basin.

## OUTSIDE

Approaching the property is a full width block paved driveway providing parking for up to six vehicles. The rear garden is mainly laid to lawn with dual aspect decking areas. Shed, and gated access onto the Buck Beck.

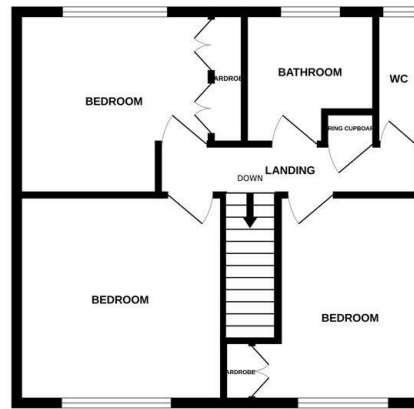
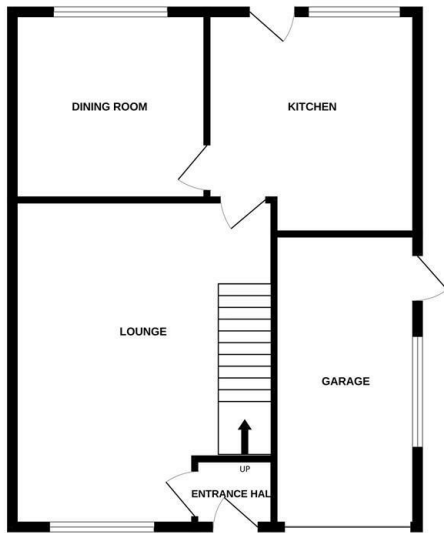
## TENURE

Freehold

## COUNCIL TAX BAND

B





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 misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

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