



4 Scrivelsby Court, Cleethorpes, North East Lincolnshire, DN35 0HJ
£240,000

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.

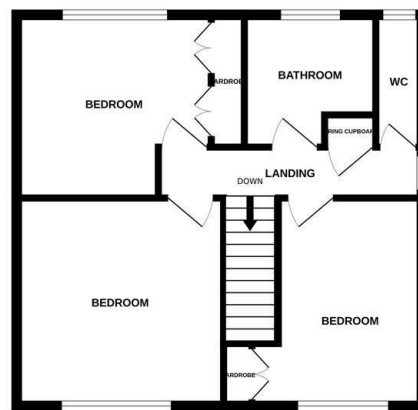
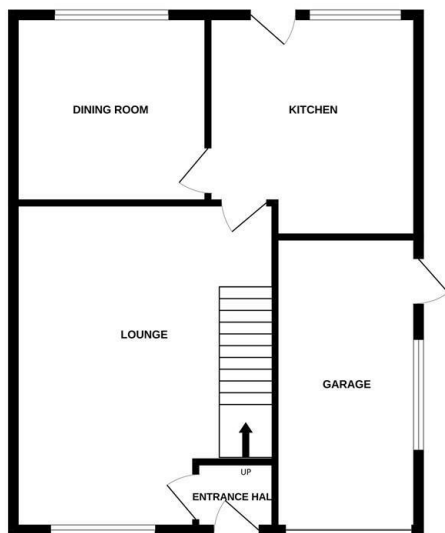
TENURE

Freehold

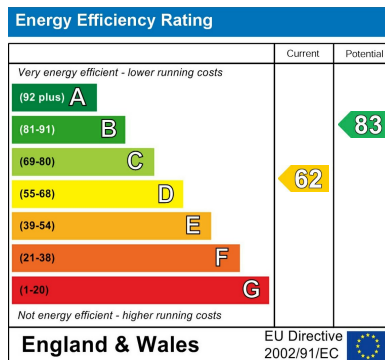
COUNCIL TAX BAND

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 purchasers. 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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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