

**38. Lindum Road, Cleethorpes, North East Lincolnshire, DN35 0BN
£300,000**

Key Features:

- Traditional Three Bedroom Semi Detached Home
- Highly Sought After Location
- Immaculately Presented Family Accommodation
- Open Plan Living To The Rear
- Separate Bay Fronted Lounge
- Modern Kitchen & Bathroom
- Downstairs Cloaks/WC
- Versatile Summer House
- Popular School Catchment

A beautifully presented traditional semi detached home offered for sale in this highly sought after residential area of Cleethorpes. Situated a short walk from the seafront, local parks and amenities, plus being within close proximity to Signhills Academy, making this an ideal choice for families. The accommodation comprises; entrance hall, cloaks/wc, a bay fronted lounge, modern fitted kitchen complete with a full range of appliances, a spacious open plan conservatory and a further sitting/family room. To the first floor are three bedrooms including two doubles, and a modern family bathroom. Well maintained by the current owners, the property benefits from new upvc double glazing and a new gas central heating boiler. Outside to the front of the property is a block paved driveway, and to the rear a good sized garden, and summer house providing endless opportunities! Viewing Highly Recommended.



ENTRANCE HALL

Front entrance to the property, featuring wood effect laminate flooring which continues through to the rear. Staircase with spindle balustrade leading to the first floor.

CLOAKROOM

4'4" x 4'0" (1.33 x 1.24)

Fitted with a wc and hand basin. Wall mounted gas central heating boiler (NEW as of 2022).

LOUNGE

12'9" x 11'9" (3.89 x 3.60)

Featuring a period style fireplace inset with a living flame gas fire, and fitted storage into alcoves. Front aspect bay window with plantation shutters.

KITCHEN

13'10" x 7'0" (4.24 x 2.14)

Fitted with a range of modern 'cashmere' gloss units and contrasting work tops incorporating a composite sink. Appliances include a range cooker, integrated microwave, fridge/freezer, dishwasher and washing machine. Side aspect window. Open plan to:-

CONSERVATORY

17'4" x 11'8" (5.30 x 3.57)

A full width conservatory extension providing ideal dining space overlooking the rear garden. With cladded insulated ceiling and double doors opening onto the patio area.

REAR SITTING ROOM

14'10" x 10'6" (4.53 x 3.21)

A further sitting room/family tv room.

FIRST FLOOR LANDING

With access to the loft via a drop down ladder, and side aspect window with plantation shutters.

BEDROOM 1

12'4" x 10'4" (3.78 x 3.17)

Featuring a full wall of modern fitted wardrobes, and rear aspect window with plantation shutters.

BEDROOM 2

10'9" x 10'7" (3.30 x 3.25)

A second double bedroom, with recessed fitted wardrobes, and front aspect window with plantation shutters.

BEDROOM 3

8'1" x 6'9" (2.48 x 2.08)

To rear aspect, with plantation shutters.

BATHROOM

7'6" x 5'6" (2.29 x 1.70)

A fully tiled bathroom, comprising a panelled bath with overhead shower, wc, and wall mounted basin. Heated towel rail. Obscure glazed window.

OUTSIDE

The front of the property is set open plan being predominantly block paved providing parking for 1 or 2 cars. Gated side access leads to the rear garden which is mainly laid to lawn and a full width paved patio. Shed and summer house to the far end.

SUMMER HOUSE

15'1" x 8'6" (4.61 x 2.61)

A versatile room, also ideal as a home office, studio or gym. With electricity supply.

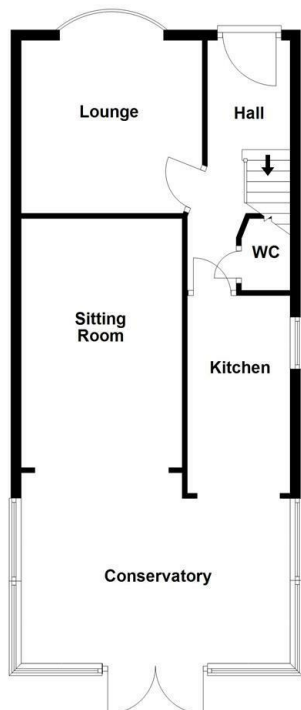
TENURE

FREEHOLD

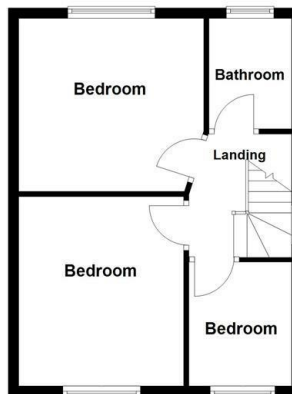
COUNCIL TAX



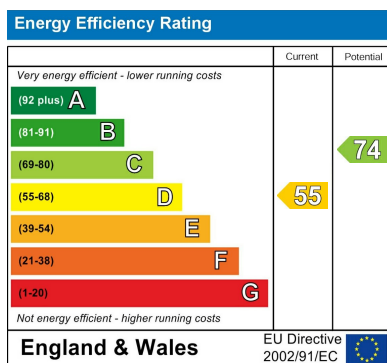
Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



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

