



**63 Davenport Drive, Cleethorpes, North East Lincolnshire, DN35 9JP**  
**£180,000**

## Key Features:

- Traditional Three Bedroom Semi Detached
- Popular Cleethorpes Location
- Spacious Dual Aspect Lounge/Dining Room
- Wide Plot Featuring A Generous Sized Rear Garden
- Driveway For Multiple Vehicles
- Storage Outbuildings/WC & Garage

A traditional bay fronted semi-detached home found in this popular area of Cleethorpes within easy access of the town centre and seafront. Ideal for families, the property stands on an excellent sized plot boasting a generous rear garden and spacious driveway providing off road parking for several vehicles. Well presented, the accommodation comprises; a front entrance hall, dual aspect lounge/dining room, kitchen, three bedrooms and a bathroom,



### ENTRANCE HALL

Front entrance to the property, with a side aspect window and staircase to the first floor.

### LOUNGE/DINING ROOM

22'4" x 13'2" (6.83 x 4.02)

A spacious living room with a front aspect bay window and further window to the rear. Electric fireplace, and oak effect flooring.

### KITCHEN

13'9" x 11'4" (4.20 x 3.47)

Fitted with a range of wall and base units, and work surfaces incorporating a stainless steel sink. Built-in oven, gas hob with extractor over, and space for further appliances. Rear aspect window, and side entrance door.

### FIRST FLOOR LANDING

With a side aspect window, and loft access.

### BEDROOM 1

20'9" x 13'2" (6.35 x 4.02)

Master bedroom to front aspect.

### BEDROOM 2

15'7" x 8'9" (4.75 x 2.67)

A second double bedroom, to rear aspect.

### BEDROOM 3

8'10" x 8'2" (2.70 x 2.50)

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

### BATHROOM

6'6" x 5'5" (2.00 x 1.67)

Fitted with a vanity sink unit, wc, and panelled bath with overhead rainfall shower. Heated towel rail. Rear aspect window.

### OUTSIDE

The property stands on a generous wide plot, approached by a spacious block paved driveway. There are attached outbuildings to the side providing ample storage/wc, and a garage. The rear garden is mainly laid to lawn with a spacious patio area.

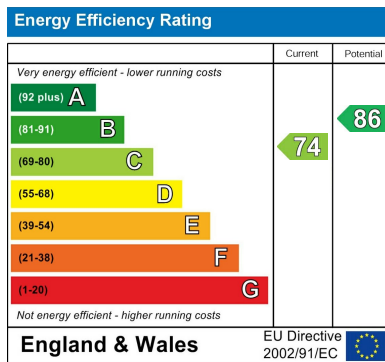
### TENURE

Freehold

### COUNCIL TAX BAND

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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

