



**1 Suggitts Lane, Cleethorpes, North East Lincolnshire, DN35 7JE**  
**£158,000**



### Key Features:

- Traditional Semi Detached Home
- Immaculately Presented
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Bay Fronted Lounge
- Easy Access To The Seafront
- Off Road Parking At The Rear
- Ideal First Time Purchase

This attractive semi detached home offers beautifully refurbished accommodation ideal for families and first time purchasers, situated in this popular area of Cleethorpes. Located just off Grimsby Road, the property is ideally placed for all local amenities, schools, and short walking distance of the seafront, via the railway footbridge. The property benefits from a scheme of internal improvements made by the current owners, featuring tasteful decor with traditional and characterful touches throughout. Comprising; entrance porch, hallway, a bay fronted lounge, and a spacious open plan kitchen/dining room which opens onto the rear garden. The first floor landing gives access to three bedrooms, two being doubles, and a family bathroom. Outside, there is a good sized garden and gated driveway parking to the rear. Viewing Highly Recommended.





### ENTRANCE PORCH

Front entrance to the property, with original tiling and glazed wooden door.

### ENTRANCE HALLWAY

Entering into the hallway with a further wooden door having stained glass side light panels. Laminate flooring, and understairs storage cupboard housing the gas central heating boiler.

### LOUNGE

14'1" x 12'0" (4.31 x 3.66)

A bay fronted lounge, with classic style fireplace incorporating a coal effect gas fire, granite back and hearth.

### KITCHEN/DINING ROOM

17'9" x 15'7" (5.43 x 4.76)

A spacious open plan room with feature fireplace, and bay having access onto the rear garden. Kitchen area fitted with a range of cream shaker style units, contrasting worktops incorporating a stainless steel sink, built-in oven, gas hob with extractor over, integrated fridge/freezer, and plumbing for a washing machine.

### FIRST FLOOR LANDING

With a side aspect window, and access to the loft.

### BEDROOM 1

12'2" x 11'5" (3.71 x 3.50)

To rear aspect, with feature fireplace, and built-in storage cupboards.

### BEDROOM 2

12'2" x 10'3" (3.71 x 3.13)

To front aspect, a second double bedroom with feature fireplace.

### BEDROOM 3

8'10" x 8'9" (2.71 x 2.67)

To front aspect.

### BATHROOM

6'11" x 5'11" (2.12 x 1.82)

Fitted with a pedestal basin, wc, and panelled bath with shower attachment.

### OUTSIDE

The property stands in well maintained gardens, with optional driveway parking at the rear.

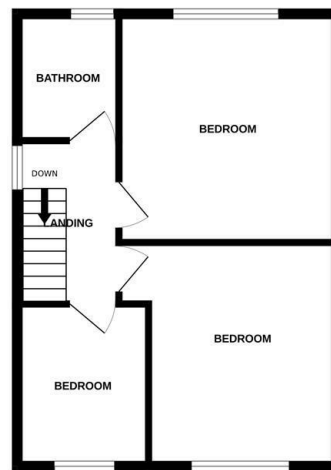
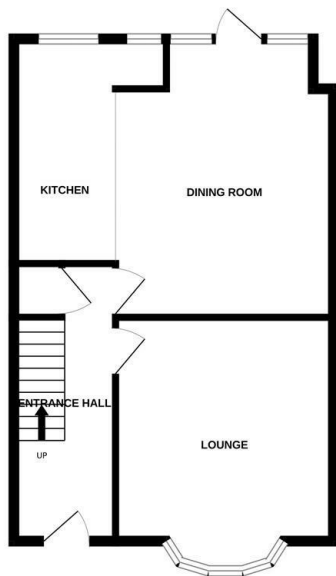
### TENURE

FREEHOLD

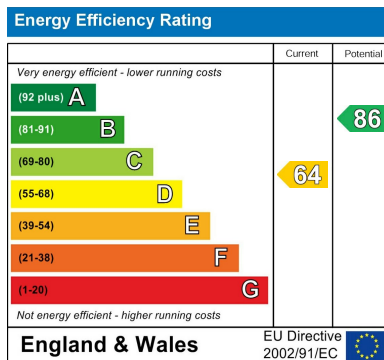
### COUNCIL TAX BAND

A





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 Metaphor C3D25



## 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