

**13 Pearson Road, Cleethorpes, North East Lincolnshire, DN35 0DR**  
**£260,000**



## Key Features:

- Extended Four Bedroom Semi Detached Property
- Highly Sought After Cleethorpes Location
- Short Stroll To The Seafront, Parks & Popular Schools
- Spacious & Versatile Family Accommodation
- Three Reception Rooms
- Large Conservatory
- Loft Bedroom
- South Facing Rear Aspect
- Good Sized Garden & Ample Driveway Parking

An extended semi detached home offering flexible four/five bedroom family accommodation in this highly sought after area of Cleethorpes.

Conveniently located just a stone's throw from the popular Signhills Academy, amenities, and short walking distance of the seafront and local parks.

The property is well presented throughout, and comprises; entrance hall, lounge, kitchen, separate dining room, large conservatory, utility room, downstairs cloak/wc, plus a further versatile room/possible fifth bedroom. The first floor landing gives access to three bedrooms, a bathroom, separate wc, and staircase to the loft bedroom.

Outside, the property is approached over a full width driveway providing off road parking for two vehicles. To the rear is a good sized family garden which is south facing.





### ENTRANCE HALL

Accessed via a composite front door. With understairs cupboard, further storage cupboard, and wood effect laminate flooring.

### LOUNGE

15'8" x 10'7" (4.80 x 3.24)

To front aspect, featuring a marble effect fireplace inset with a coal effect gas fire.

### DINING ROOM

10'7" x 9'0" (3.23 x 2.75)

With continued laminate flooring, and patio doors opening into the conservatory.

### CONSERVATORY

19'6" x 8'0" (5.96 x 2.46)

A spacious conservatory overlooking the rear garden. With continued laminate flooring, and access onto the patio area.

### KITCHEN

10'10" x 8'11" (3.32 x 2.74)

Fitted with a range of traditional white units and worktops incorporating a stainless steel sink. Built-in electric oven/grill, gas hob with extractor over, plumbing for a dishwasher and space for a fridge/freezer. Continued laminate flooring. Rear aspect window. Access to rear entrance porch which in turn leads to:-

### CLOAKROOM

3'9" x 3'1" (1.15 x 0.95)

Fitted with a wc and hand basin.

### UTILITY ROOM

8'3" x 6'2" (2.54 x 1.88)

Providing storage space, and housing the gas central heating boiler.

### STUDY/SNUG/BEDROOM 5

8'11" x 7'8" (2.73 x 2.36)

To front aspect, a versatile room or possible fifth bedroom if required.

### FIRST FLOOR LANDING

With a side aspect window.

### BEDROOM 1

12'10" x 10'5" (3.93 x 3.18)

To front aspect, with useful storage alcove.

### BEDROOM 2

12'11" x 8'11" (3.94 x 2.73)

To rear aspect.

### BEDROOM 3

6'5" x 6'4" (1.97 x 1.95)

To front aspect, currently used as a study.

### BATHROOM

8'8" x 5'5" (2.66 x 1.67)

Fully tiled, with a pedestal basin and panelled bath with overhead shower. Heated towel rail. Obscure glazed window to rear aspect.

### SEPERATE W/C

5'0" x 3'0" (1.53 x 0.93)

With an obscure glazed window to side aspect.

### SECOND FLOOR

#### BEDROOM 4/ LOFT ROOM

12'11" x 11'5" (3.96 x 3.50)

Accessed via a paddle staircase, a versatile loft room with velux window, and separate loft storage space.

### OUTSIDE

The property is approached over a full width driveway providing off road parking for two vehicles, and side access with bin store. The rear garden is mainly laid to lawn with a raised paved patio area. Two sheds and a greenhouse.

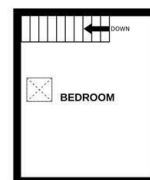
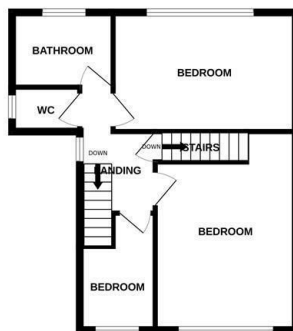
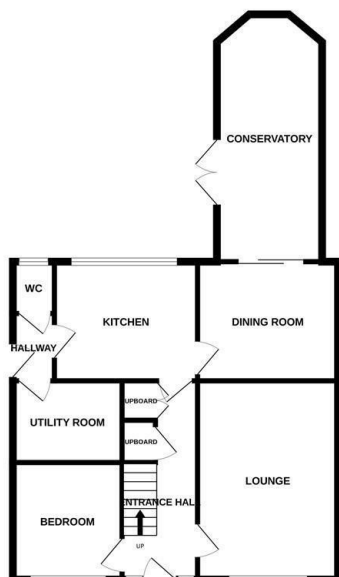
### TENURE

FREEHOLD

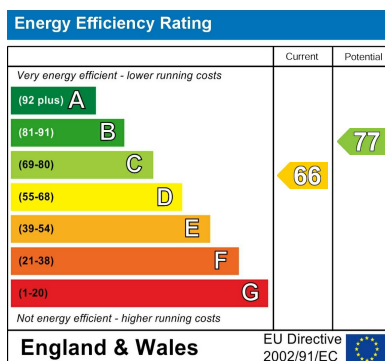
### COUNCIL TAX

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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.  
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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.

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