



**44 Pearson Road, Cleethorpes, North East Lincolnshire, DN35 0DT**  
**£220,000**



## Key Features:

- Semi Detached Dormer Bungalow
- Highly Popular Cleethorpes Location
- Well Presented Accommodation
- Two Double Bedrooms
- Two Spacious Reception Rooms
- Modern Kitchen & Bathroom
- Ample Off Road Parking
- Detached Garage
- No Forward Chain

An excellent opportunity to acquire a well maintained semi-detached dormer bungalow offered for sale in this ever popular area of Cleethorpes.

The property offers good sized and versatile living space suited to a variety of purchasers, in this convenient location a short walk from the seafront, local parks, and highly regarded schools.

The accommodation includes; a side entrance hall, bay fronted lounge, extended rear living/dining room, and a modern fitted kitchen and shower room. The bedrooms are arranged over the two floors, comprising a downstairs bedroom and master bedroom to the first floor. Approached over a spacious driveway providing ample off road parking and access to the detached garage/workshop. Viewing Highly Recommended...Offered with No Forward Chain.





## ENTRANCE HALL

Accessed via the side of the property, an L-shaped entrance hall with staircase to the first floor.

## LOUNGE

20'5" x 12'3" (6.24 x 3.74)

Measured into bay.

With a bay window to front aspect, and stone brick fireplace.

## KITCHEN

12'4" x 11'0" (3.77 x 3.37)

Featuring a range of modern grey gloss units and contrasting worktops incorporating a resin sink/drain. Built-in oven/grill, gas hob with extractor over, plumbing for a washing machine and dishwasher, and space for a fridge/freezer. Wall unit housing the gas central heating boiler. Side and rear aspect windows.

## REAR LIVING ROOM

17'9" x 12'1" (5.42 x 3.69)

An extended dining/sitting room overlooking the rear garden, with full length windows/door, and wall mounted modern electric fire

## SHOWER ROOM

7'6" x 5'6" (2.30 x 1.69)

A modern fitted shower room comprising a vanity sink unit, concealed cistern wc, and walk-in shower with dual heads. Low maintenance wall panels, and heated towel rail.

## BEDROOM 2

11'1" x 9'4" (3.40 x 2.87)

A double bedroom to front aspect, with fitted wardrobes.

## FIRST FLOOR LANDING

With useful storage cupboard.

## BEDROOM 1

17'6" x 12'3" (5.34 x 3.74)

With a front aspect dormer window, fitted wardrobes, and vanity sink unit.

## OUTSIDE

The property is approached by a spacious driveway providing off road parking for up to four vehicles or ideal space for a caravan/motor home. The gardens are well kept, being mainly laid to lawn with planted borders, and private dual aspect patio areas.

## GARAGE/WORKSHOP

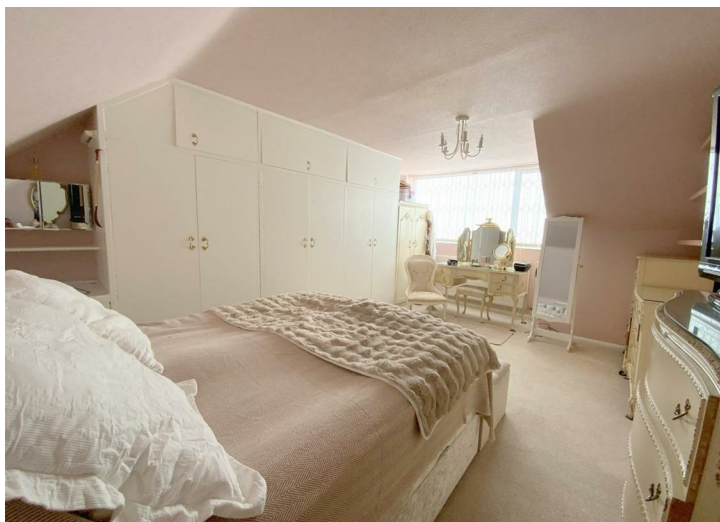
24'0" x 9'1" (7.34 x 2.77)

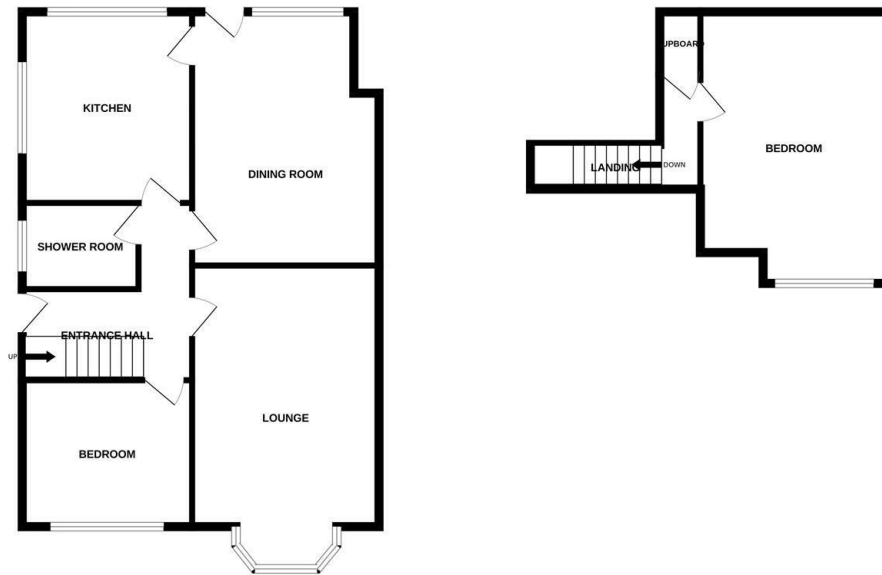
## TENURE

FREEHOLD

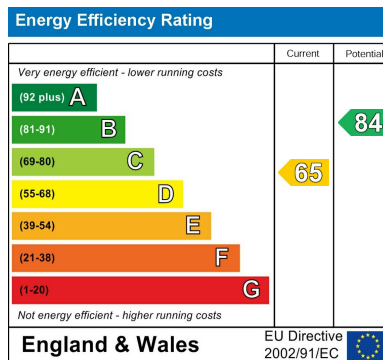
## COUNCIL TAX BAND

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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.

## 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