



**15 Newbold Court, Cleethorpes, North East Lincolnshire, DN35 8BX**  
**£210,000**

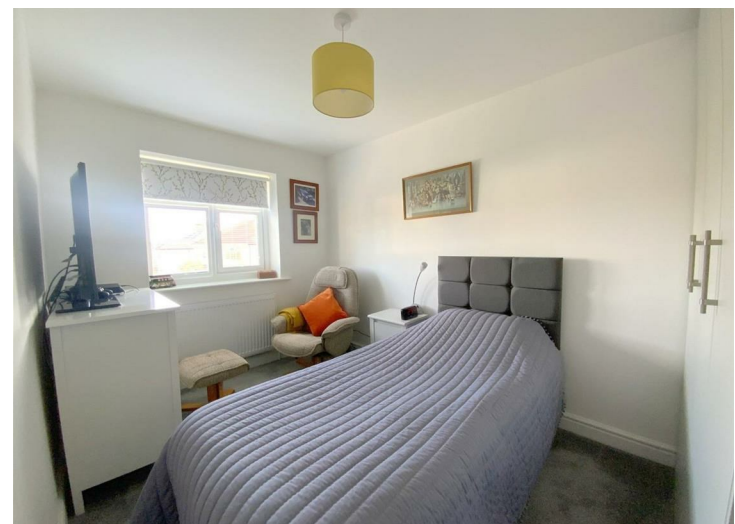


## Key Features:

- EXCLUSIVE CLEETHORPES DEVELOPMENT
- Bay Fronted Semi Detached Home
- Nearly New - Built 2022
- Central Cleethorpes
- Lounge, Dining Kitchen
- Downstairs Cloaks/WC
- Three Good Sized Bedrooms & Shower Room
- Underfloor Heating To The Ground Floor
- LABC Warranty Remaining
- Double Width Driveway

\*\*\* £10,000 Allowance Towards Deposit\*\*\*

Retaining it's immaculate new home condition, a three bedroom semi detached home located on this exclusive development off Highgate, ideally positioned within close proximity of the town centre and sea front. Built in 2022 to a traditional style, the accommodation offers; entrance hall, cloaks/wc, lounge, dining kitchen with integrated appliances, three bedrooms and a shower room. Driveway parking for two vehicles, and attractive low maintenance rear garden. An ideal first time purchase...Viewing Highly Recommended.





### ENTRANCE HALL

Accessed via a 1950's style composite front door. Featuring wood effect Karndean flooring which continues throughout the ground floor. Staircase with spindle balustrade to the first floor accommodation. Side aspect window.

### CLOAKROOM

5'5" x 2'9" (1.66 x 0.86)

Fitted with a vanity sink unit and wc.

### LOUNGE

16'8" x 9'3" (5.09 x 2.84)

With a bay window to front aspect.

### DINING KITCHEN

16'4" x 11'1" (4.98 x 3.39)

Fitted with a range of modern two-toned units in grey and blue, and contrasting worktops incorporating a breakfast bar. Neff appliances including a built-in oven and microwave, gas hob with extractor over, integrated fridge/freezer, dishwasher and washing machine. Rear aspect window and access to the rear garden.

### FIRST FLOOR LANDING

With a side aspect window.

### BEDROOM 1

16'8" x 9'4" (5.09 x 2.85)

With a bay window to front aspect, and fitted wardrobes.

### BEDROOM 2

12'2" x 7'11" (3.71 x 2.43)

To rear aspect, with fitted wardrobes, and access to the loft via a drop down ladder.

### BEDROOM 3

8'10" x 8'0" (2.70 x 2.44)

To rear aspect.

### SHOWER ROOM

8'2" x 6'6" (2.49 x 2.00)

Featuring a large walk-in shower, vanity sink unit and wc with concealed cistern. Wall panelling, Karndean flooring, and heated towel rail. Storage/airing cupboard housing the gas central heating boiler.

### OUTSIDE

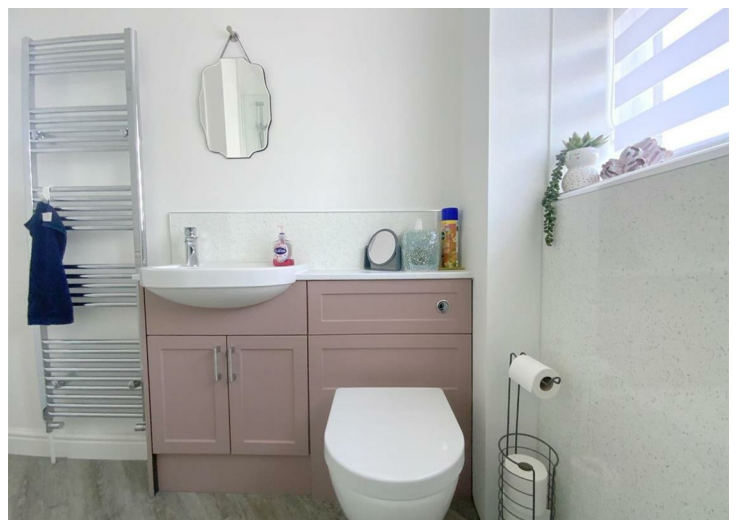
The property stands open plan to the front, approached over a block paved driveway for two vehicles. The rear garden is designed for ease of maintenance featuring artificial lawn and block paving. With raised flower bed, and large shed.


### TENURE

Freehold

### COUNCIL TAX BAND

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## 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

