

6 Kings Mews, Cleethorpes, North East Lincolnshire, DN35 0PG
£139,950

Key Features:

- Modern Mews Style Property
- Close To Cleethorpes Seafront
- Immaculately Presented
- Two Bedrooms
- Open Plan Living Room/Kitchen
- Off Road Parking & Integral Garage
- Ideal Rental Investment/Holiday Let
- No Forward Chain

A two bedroom mews style home located off North Sea Lane, ideally placed for local amenities and just a short walk to Cleethorpes seafront. Immaculately presented throughout, the property offers low maintenance accommodation, along with an integral garage and off road parking space. Comprising; a front entrance hall, downstairs bedroom, first floor landing, an open plan living room/kitchen, a second bedroom and bathroom. An ideal rental investment/holiday home ...Offered for sale with no forward chain.



ENTRANCE HALL

Front entrance to the property accessed via a smart keyless door lock. With staircase to the first floor.

BEDROOM 1

17'6" x 8'6" (5.34 x 2.60)

Located on the ground floor, having a front aspect window.

FIRST FLOOR LANDING

With access to the loft.

LIVING ROOM

14'6" x 9'2" (4.44 x 2.80)

Providing sitting and dining space, with a front aspect window. Open plan to:-

KITCHEN

8'6" x 5'8" (2.61 x 1.75)

Featuring grey gloss storage units, worktops incorporating a stainless-steel sink, built-in oven and gas hob.

BEDROOM 2

8'6" x 8'2" (2.60 x 2.49)

BATHROOM

8'6" x 8'2" (2.60 x 2.49)

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

OUTSIDE

The property is located within a block paved courtyard setting, and has one parking space to the front.

GARAGE

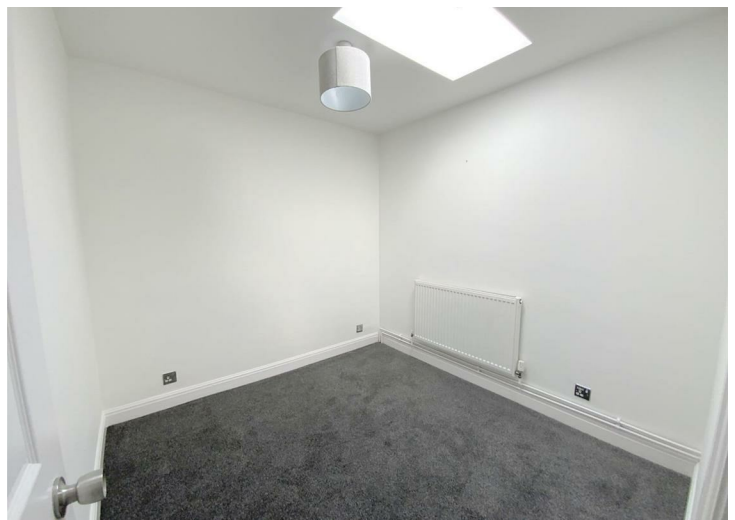
An integral garage with hinged doors, providing plumbing for a washing machine, and wall mounted gas central heating boiler.

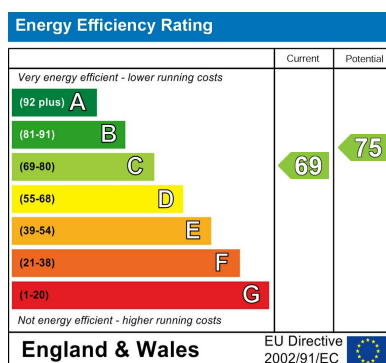
TENURE

FREEHOLD

COUNCIL TAX

A





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

