



**21 Carr Lane, Cleethorpes, North East Lincolnshire, DN35 7RZ**  
**£179,995**



## Key Features:

- Traditional Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Galley Style Kitchen - 8 Metres in Length!
- Family Bathroom
- Good Sized Rear Garden
- Ample Off Road Parking
- Potential For Modernisation
- Easy Access to Central Grimsby & Cleethorpes
- Popular School Catchment

This three bedroom semi detached home is situated in a well-established residential area, close to local amenities, popular schools, and easy access to both central Grimsby and Cleethorpes.

Inside, the traditional layout features two reception rooms - including a bay fronted lounge, and a separate dining room with patio doors to the rear. The galley-style kitchen stretches 8 meters in length and offers further dining space and French doors opening onto the garden. To the first floor are two double bedrooms, a versatile third bedroom, and a family bathroom. Outside, there's a full width block paved driveway providing ample off road parking, and a good sized garden to the rear. Viewing highly recommended.





## ENTRANCE HALL

Accessed via a uPVC front entrance door. With staircase to the first floor.

## LOUNGE

15'0" x 10'9" (4.59 x 3.28)

With a bay window to front aspect, and fireplace incorporating an inset gas fire with marble back and hearth.

## DINING ROOM

15'0" x 10'7" (4.58 x 3.25)

With fireplace incorporating a coal effect electric fire, and patio doors opening onto the rear garden.

## KITCHEN

26'2" x 6'0" (8.00 x 1.83)

Fitted with a large range of traditional wooden units, and worktops inset with a resin sink. Plumbing for a washing machine and dishwasher, and space for further appliances. Useful built-in storage cupboard/pantry. Wall mounted gas central heating boiler - Installed in 2020. Side aspect window, and French doors opening to the rear.

## FIRST FLOOR LANDING

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

## BEDROOM 1

12'11" x 10'0" (3.95 x 3.06)

To front aspect, with built-in wardrobes.

## BEDROOM 2

11'11" x 9'8" (3.64 x 2.95)

To rear aspect, with a built-in wardrobe.

## BEDROOM 3

8'9" x 6'0" (2.69 x 1.83)

To front aspect.

## BATHROOM

6'7" x 6'5" (2.03 x 1.98)

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

## OUTSIDE

Set in well-maintained gardens, the front of the property is completely block paved providing parking for two vehicles, with gated access to the rear.

The rear garden is laid to lawn, with dual aspect decking areas and a spacious paved patio. Large shed and greenhouse.

## TENURE

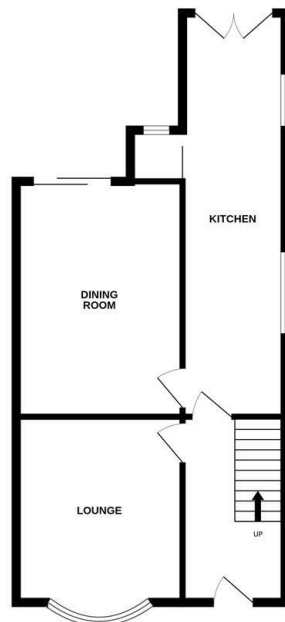
Freehold

## COUNCIL TAX BAND

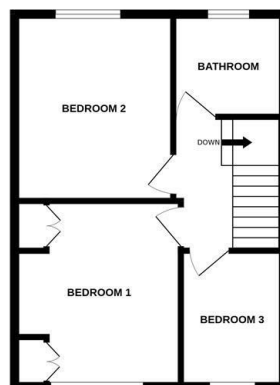
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GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.

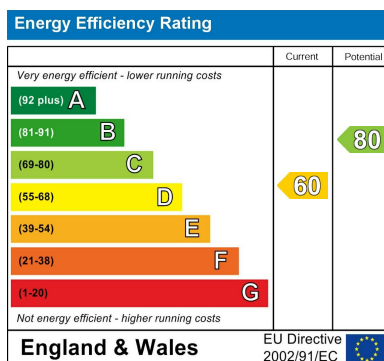


1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metronix CSD25



## 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

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