

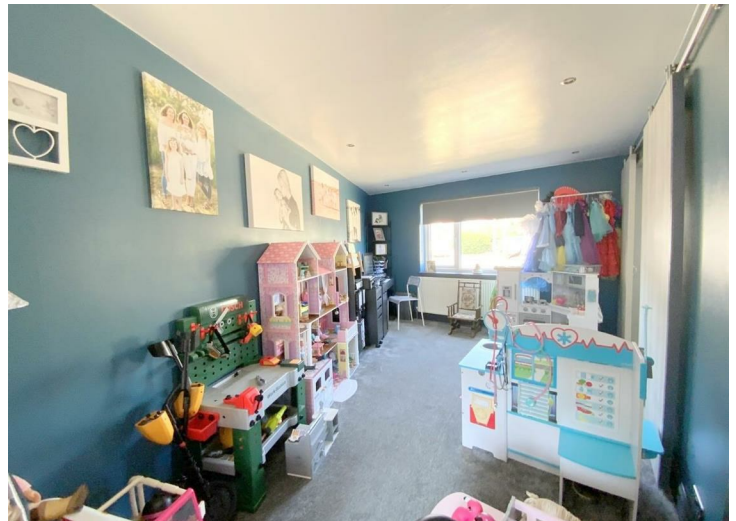


41 Aldrich Road, Cleethorpes, North East Lincolnshire, DN35 0DP
£318,000

Key Features:

- Extended Detached Family Home
- Highly Sought After Cleethorpes Location
- Three Bedrooms & Loft Room
- Modern Open Plan Living/Dining Kitchen
- Dual Aspect Lounge With Bi-Fold Doors
- Cloakroom/WC & Family Bathroom
- Garden Room With Hot Tub Included
- Ample Driveway Parking
- Popular School Catchment

Situated in this highly sought after residential area, a well presented three bedroom detached home offering spacious and versatile family living, just a short walk from the seafront, local parks, and the popular Signhills Primary Academy. Inside, the ground floor features a modern open plan living/dining kitchen, a dual aspect lounge with bi-fold doors opening onto the garden, and a handy downstairs cloakroom/WC. There's also a playroom that could easily be used as a home office or fourth bedroom, giving you great flexibility. To the first floor are three bedrooms, a well-appointed family bathroom and a loft room - providing additional space or storage. Outside, the property offers a generous in-and-out driveway providing ample parking and access to the integral garage. To the rear, you'll find a low maintenance landscaped garden, and garden room complete with a hot tub which is included in the sale.



ENTRANCE HALL

Accessed via a front entrance porch. With tiled floor and staircase to the first floor.

CLOAKROOM/WC

5'6" x 2'11" (1.70 x 0.91)

Fitted with a hand basin and concealed cistern wc.

LIVING/DINING KITCHEN

19'8" x 13'3" (6.01 x 4.04)

Featuring a large range of modern units with contrasting work tops, built-in oven, induction hob with extractor over, integrated fridge/freezer and dishwasher. Unit housing the gas central heating boiler. Rear aspect window, and access onto the rear garden.

LOUNGE

21'9" x 10'10" (6.65 x 3.31)

A dual aspect lounge having a bow window to the front and bi-fold doors opening onto the rear garden. With feature brick wall, and laminate flooring.

STUDY/PLAY ROOM

22'10" x 11'2" (6.97 x 3.41)

A versatile room or possible fourth bedroom if required. With front and rear aspect windows.

FIRST FLOOR

BEDROOM 1

11'3" x 10'11" (3.43 x 3.34)

To rear aspect, with fitted wardrobes.

BEDROOM 2

10'10" x 10'3" (3.32 x 3.14)

To front aspect, with fitted wardrobes.

BEDROOM 3

10'5" x 6'11" (3.18 x 2.11)

To rear aspect.

BATHROOM

7'1" x 5'5" (2.16 x 1.66)

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

LOFT ROOM

12'11" x 7'3" (3.95 x 2.21)

Providing versatile space, with a Velux window.

Accessed from the landing via a drop-down ladder.

OUTSIDE

The property is approached by a spacious block paved carriage driveway with access to the integral garage. The rear garden is landscaped, with the majority finished in a resin-bound surface

GARDEN ROOM

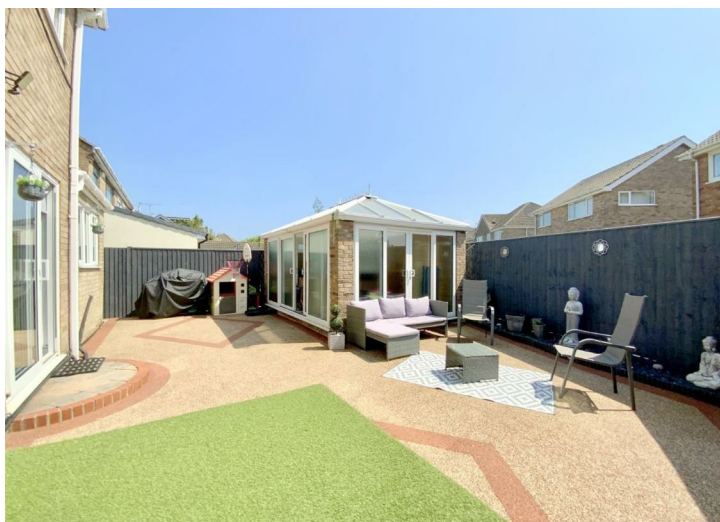
15'7" x 10'8" (4.76 x 3.26)

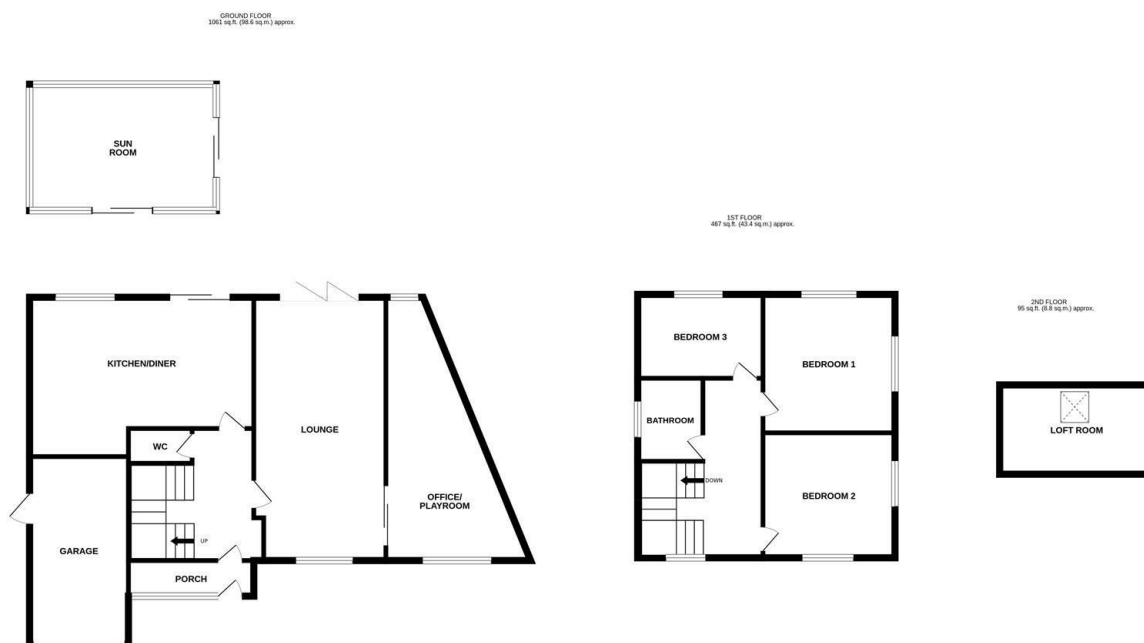
TENURE

FREEHOLD

COUNCIL TAX BAND

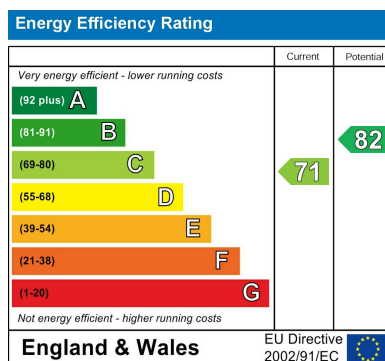
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TOTAL FLOOR AREA : 1623 sq.ft. (150.7 sq.m.) approx.

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

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