

MARTIN MASLIN

21 CHELTENHAM WAY
CLEETHORPES
NORTH EAST LINCOLNSHIRE
DN35 0UG



HIGHLY DESIRABLE AREA FORMING PART OF THE CLEETHORPES COUNTRY PARK, SUPERB DETACHED PROPERTY WITH TWO RECEPTION ROOMS, THREE GENEROUS BEDROOMS AND TWO BATHROOMS. SET IN SOUTH FACING GARDENS WITH PRIVATE DRIVEWAY AND INTEGRAL GARAGE. NOT TO BE MISSED.

£289,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

We are delighted to offer for sale this superb detached family home found in this highly desirable area of Cleethorpes located on Cheltenham Way forming part of the Country Park. Built by Carr and Carr in 1999 the house occupies a pleasant position on the corner of Goodwood Lane and is within walking distance of local shops, the Country Park and Cleethorpes seafront.

This is a rare opportunity to acquire a property in this much favoured location enjoying a south facing and landscaped rear garden. Professionally redecorated throughout the property offers pleasant and spacious accommodation including two Reception Rooms, three Bedrooms and two Bathrooms - viewing is essential to appreciate all on offer.

Principal accommodation includes Entrance Porch which opens directly into the family Lounge with its stunning fireplace and dual aspect views onto the garden. Beyond the Lounge is a delightful Dining Room again with dual aspect views and sliding patio doors onto the rear garden. The kitchen is well fitted and equipped with a range of built-in appliances including an oven, microwave, hob, fridge, freezer and a newly fitted washer dryer.

A door from the kitchen leads into the Hallway, centrally located with a Cloakroom and stairs to the first floor. The landing has a generous loft space, part boarded with a pull-down ladder ideal for additional storage. There are three generous Bedrooms including the principal bedroom with its tailored wardrobes and ensuite Shower Room. Completing the accommodation is a part tiled Family Bathroom.

Outside the property occupies a lovely position on this wide road set within its own enclosed gardens, benefitting from a block paved driveway and a good size integral Garage. In the Agents opinion the rear garden forms one of the main attractions with its valuable southerly aspect, landscaped with a block paved patio area, shaped lawn and gravelled borders inset with fruit trees. To the rear of the garden there is a cascading water feature with lighting ensuring great al fresco entertaining for evenings.

The property is well placed in catchment for schools of good repute including Cloverfields and Cleethorpes Academy, and is just a short drive from the seafront. A real gem not to be missed. EPC Rating - D



Accommodation

A uPVC double glazed front door leads directly into an enclosed large porch with a radiator and a double glazed side window. A further part glazed door opens into the Lounge

LOUNGE

5.33m (17'6") x 3.23m (10'7")

A lovely shaped room enjoying dual aspect views onto the garden. Featuring a stunningly stone fireplace housing a living flame gas fire forming the focal point of the room. The room is tastefully decorated with coving to the ceiling and it has a radiator.



LOUNGE

DINING ROOM

2.87m (9'5") x 2.44m (8'0")

Situated directly behind the lounge, a delightful room overlooking the garden. Tastefully decorated with coving to the ceiling, a radiator, uPVC double glazed window and a sliding patio door onto the garden.



LOUNGE

KITCHEN

3.23m (10'7") x 2.44m (8'0")

A modern kitchen featuring a range of base and wall mounted units in a light beech finish. Complementary worksurfaces incorporate a stainless steel sink with mixer taps and tile splashback. The kitchen is well equipped with a range of Neff appliances including a 4 ring gas hob with stainless steel extractor fan and light over, eye-level oven and microwave, an integrated fridge and freezer and a newly installed integrated Hotpoint washer/dryer. The kitchen is well decorated with underlighting to the units, a ceramic tile floor and a uPVC window overlooking the rear garden.



DINING ROOM

HALLWAY

With a uPVC double glazed side door, a radiator and staircase to the first floor.

CLOAKROOM

A modern cloakroom with a white suite comprising W.C. and a handbasin with tile splashback. It has a radiator and a uPVC double glazed side window.

LANDING

4.37m (14'4") x 1.78m (5'10") MAX

A bright landing with a uPVC side window, a radiator and access to the loft space (part boarded with a pull down ladder). There is a built-in airing cupboard with a hot water tank and shelving.

BEDROOM ONE

3.73m (12'3") x 3.43m (11'3") max into door recess

A lovely shaped bedroom, tastefully decorated with fitted wardrobes in a light oak finish. It has coving to the ceiling, a radiator and a uPVC double glazed rear window.

ENSUITE SHOWER ROOM

2.01m (6'7") x 1.75m (5'9")

Part tiled with a cream suite comprising W.C, pedestal washbasin and an offset shower cubicle with a thermostatic unit. It has a radiator and a uPVC double glazed side window.



KITCHEN

BEDROOM TWO

3.48m (11'5") x 3.23m (10'7")

A good size double bedroom with a radiator and a uPVC double glazed front window.

BEDROOM THREE

2.77m (9'1") x 2.95m (9'8")

A good size third bedroom with a radiator and a uPVC double glazed front window.

BATHROOM

2.44m (8'0") x 1.78m (5'10")

Partly tiled with a cream coloured suite comprising W.C, pedestal washbasin and a panel bath. It has a radiator and uPVC double glazed rear window.

OUTSIDE

The property occupies a lovely corner position approached via a block paved driveway leading in turn to the Garage. The front gardens are screened by mature hedging with deep flower borders and a shaped lawn. A side gate leads in turn to a pleasant rear garden which enjoys a valuable south facing aspect. Laid to lawn with a block paved patio, it has some fruit trees and a modern cascading water feature ideal for entertaining.

GARAGE

An integral garage with power and light, a wall mounted gas central heating boiler and an up and over front door.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the central heating boiler located in the Garage and the property has the benefit of uPVC framed glazing. It falls within the jurisdiction of North East Lincolnshire Council and is currently in Council Tax Band D. The tenure is Freehold subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



KITCHEN



HALLWAY



CLOAKROOM



LANDING



BEDROOM ONE



BEDROOM ONE



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



BATHROOM



OUTSIDE

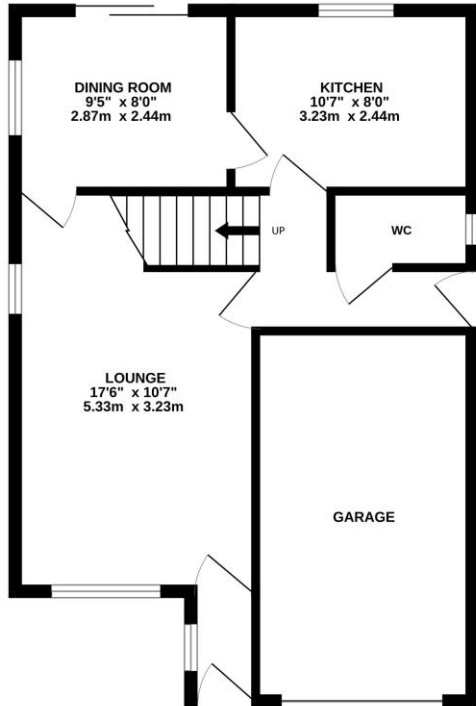


OUTSIDE

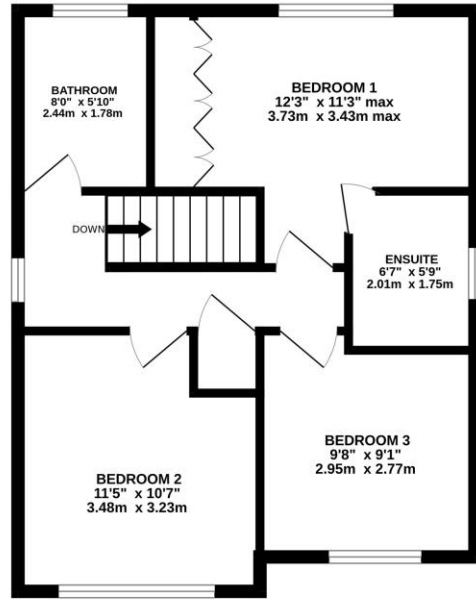


STREET VIEW

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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