



3 NEWBOLD COURT CLEETHORPES, DN35 8BX

£240,000
FREEHOLD

Nestled in a prime location, this modern three-bedroom semi-detached property offers an exceptional blend of convenience and style. Situated close to top-rated schools, the picturesque seafront, and a variety of local amenities, it provides an ideal setting for families and professionals alike. The property includes off-road parking for two vehicles, ensuring ample space and ease for homeowners and visitors.

The interior of the home has been thoughtfully updated since its construction, featuring a contemporary and stylish bathroom that exudes luxury. Each room is designed with modern aesthetics and functionality in mind, creating a comfortable and inviting living environment.

Stepping outside, the property continues to impress with its beautifully landscaped garden, perfect for outdoor living. The garden is equipped with a purpose-built office cabin, offering a quiet and dedicated workspace or creative studio, ideal for those working from home or pursuing hobbies. Additionally, a charming pergola provides a shaded area for all-weather entertaining, making it an excellent space for hosting gatherings or enjoying quiet moments in the garden.

This property is not just a house but a lifestyle opportunity, offering the perfect combination of modern upgrades, practical amenities, and an unbeatable location. Whether you're seeking a comfortable family home or a stylish space for entertaining, this property delivers on all fronts.



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3 NEWBOLD COURT



ENTRANCE HALLWAY

As you enter the property you are met with a light and stylish hallway with stairs upto the first floor, window to the side and doors to the lounge, W.C and kitchen/dining room.

LOUNGE

This lovely bay fronted living room has been greatly upgraded by its current owners to include feature shelving, remote controlled lighting and a central electric fire suite

KITCHEN/DINING

Beautifully fitted in Navy with stylish contrasting worktops this well planned kitchen has a range of wall and base units with integrated Neff appliances such as oven with induction hob, dishwasher and fridge freezer a breakfast bar and area for dining complete this room and the French doors onto the garden bring that indoor/outdoor living to life.

W.C

Located just off the hallway with window to the side aspect, low flush W.C and hand wash basin

FIRST FLOOR HALLWAY

Light and bright space with doors to all principle rooms and access to the loft

BEDROOM ONE

Located to the front this beautiful double room benefits from fitted corner wardrobes, with space for further bedroom furniture

BEDROOM TWO

Located to the rear of the property with fitted wardrobes to the full side, with space for single bed or double with the wardrobes removed

BEDROOM THREE

Located to the rear of the property and currently

utilised as an office with a built in attractive shelving unit would make an excellent third single bedroom

FAMILY BATHROOM

Stunning room with fitted vanity unit housing the hand wash basin, fitted bath with Crittle style side shower screen and back taps and fixtures, touch pad controlled shower. Low flush W.C and towel heater.

EXTERNALLY

The front garden is laid to block paving providing off road parking a side access gate takes you to the back garden which has been utilised to provide a fantastic entertaining space with fitted pergola, dutch barn style shed and purpose built office cabin which would make a perfect bar or den, a small AstroTurf area provides that added bit of green, fencing completes all boundaries.

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Love
like you
have never
been hurt
before

A JOURNEY
IS BEST MEASURED
IN FRIENDS RATHER
THAN MILES.

ALL YOU NEED
IS Love

3 NEWBOLD COURT

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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