



## 75 CARR LANE CLEETHORPES, DN35 7SA

**£160,000**  
**FREEHOLD**

A traditionally built semi-detached home offering generous accommodation, mature gardens, a large detached garage and summer house. The property benefits from a gated driveway, three bedrooms and a downstairs W.C., and is ideally located between Grimsby and Cleethorpes town centres. Offered for sale with no onward chain.



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01724 642002



# 75 CARR LANE



## DESCRIPTION

This traditionally built semi-detached home offers generous and well-balanced accommodation, making it an ideal purchase for families or those seeking a property with space both inside and out. Set within mature and established gardens, the home enjoys a pleasant degree of privacy and also benefits from a large detached garage and a summer house, providing excellent storage and versatile outdoor space.

The internal accommodation is well proportioned throughout and includes a welcoming entrance hall, a comfortable living space, and a practical kitchen arrangement, complemented by the convenience of a downstairs W.C. To the first floor are three good-sized bedrooms along with the main family bathroom, all offering ample natural light and flexibility for modern living.

Externally, the property is approached via a gated driveway which provides off-road parking and leads to the detached garage. The surrounding gardens are well established, creating an attractive setting for relaxation and outdoor enjoyment. Conveniently located between both Grimsby and Cleethorpes town centres, the property offers easy access to local amenities, transport links and schools. The home is offered for sale with no onward chain, allowing for a straightforward purchase.

## ENTRANCE HALLWAY

## LOUNGE

## FORMAL DINING ROOM

## KITCHEN

## DOWNSTAIRS W.C

## FIRST FLOOR HALLWAY

## BEDROOM ONE

## BEDROOM TWO

## BEDROOM THREE

## FAMILY BATHROOM

## GARDENS

## 75 CARR LANE











**75 CARR LANE**

## **ADDITIONAL INFORMATION**

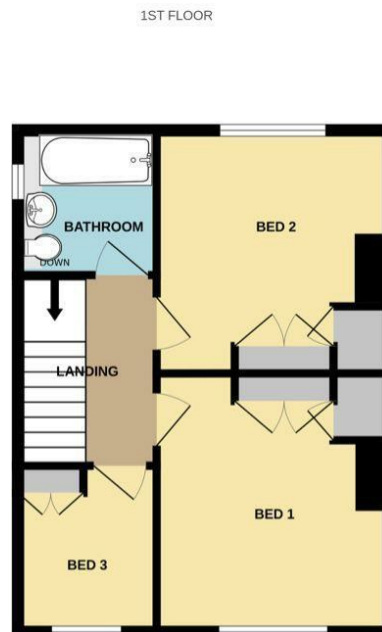
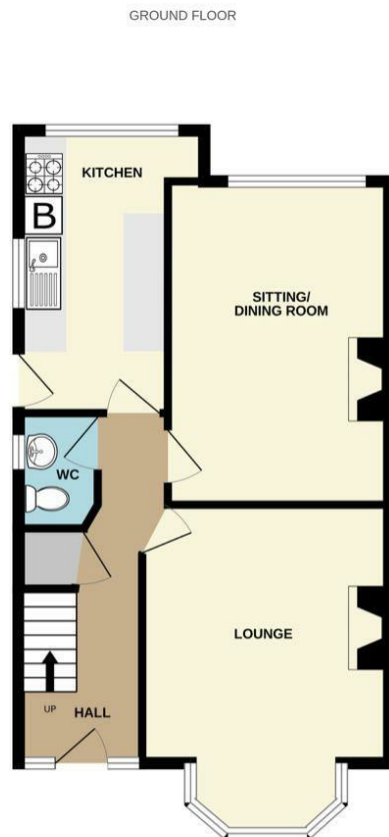
**Local Authority –**

**Council Tax – Band B**

**Viewings – By Appointment Only**

**Floor Area – sq ft**

**Tenure – Freehold**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(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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