



## 13 Pearson Road Cleethorpes, North East Lincolnshire DN35 0DR

We are delighted to offer this extended FOUR/FIVE BEDROOM SEMI DETACHED HOUSE which is situated in this very popular residential location close to the seafront, the Country Park and lying within catchment of Signhills School. The property is ideal for the growing family and comprises: Entrance hall, lounge, kitchen, dining room, conservatory, utility, wc, ground floor bedroom and to the first floor three good sized bedrooms, bathroom and separate toilet, extended into the loft to provide the fifth bedroom or extra study area. Gas central heating system. Double glazing. Front garden with off road parking plus SOUTH FACING rear garden which is ideal for Alfresco dining. Viewing is highly recommended.

**£265,000**

- SEMI DETACHED HOUSE
- LOUNGE & DINING ROOM
- CONSERVATORY
- FITTED KITCHEN
- UTILITY ROOM & WC
- FOUR BEDROOMS
- BATHROOM & SEPARATE WC
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SOUTH FACING REAR GARDEN
- HIGHLY SOUGHT AFTER AREA



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

Accessed via a composite door with feature side and top light panels into the entrance hall.



#### HALLWAY

The entrance hallway has coved ceiling, wood effect laminate flooring and carpeted stairs with white wooden spindle balustrade leading to the first floor. Benefits from under stairs storage cupboard and further cupboard with shelving. Radiator.

#### LOUNGE

15'2" x 10'7" (4.63 x 3.24)

Having a uPVC double glazed window to the front aspect, carpeted flooring, coved ceiling, radiator with the main focal point being the marble fire surround and hearth with inset coal effect fire.



#### FIFTH BEDROOM (Ground Floor)

8'11" x 8'4" (2.72 x 2.55)

Converted into a handy bedroom or study by the present owners. Having a uPVC double glazed window to the front aspect, wood effect laminate flooring, radiator and built in wardrobes.



### **DINING ROOM**

10'7" x 9'0" (3.24 x 2.76)

Accessed from the kitchen with coved ceiling, wood effect laminate flooring, radiator and uPVC patio doors leading to the conservatory.



### **CONSERVATORY**

19'0" x 9'2" (5.80 x 2.81)

uPVC double glazed conservatory with brick base and French door leading to the south facing rear garden.



### **KITCHEN**

10'11" x 8'11" (3.33 x 2.74)

Benefitting from a range of white fronted wall and base units with contrasting wood effect work surfaces and tiled splash backs. Incorporating a gas hob with extractor fan above and electric fan assisted oven beneath and having ample space for further appliances. Coved ceiling and wood effect laminate flooring. uPVC double glazed window to the front aspect and uPVC glazed door leading to the inner hallway.



### **KITCHEN**



### **SIDE LOBBY**

Having a glazed uPVC door leading to the side of the property and having fully tiled walls and floor.

### **CLOAKS/W.C.**

3'7" x 3'1" (1.11 x 0.95)

Benefitting from a white two piece suite comprising of; Low flush wc and wall mounted had wash basin with full tiling to the walls and floor with an obscure glazed uPVC window to the rear aspect.



### **UTILTIY ROOM**

8'1" x 6'2" (2.47 x 1.88)

The utility room has built in storage units with space for an automatic washing machine and tumble dryer, wall mounted boiler. Tiled floor and Velux sky light window.

### **FIRST FLOOR**

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### **FIRST FLOOR LANDING**

The first floor landing has a white open wooden spindle balustrade. Carpeted flooring, coved ceiling and uPVC double glazed window to the side aspect.



### **BEDROOM ONE**

12'8" x 10'5" (3.88 x 3.18)

The first double bedroom has a uPVC double glazed window to the front aspect, carpeted flooring, radiator and built in storage cupboard.



### **BEDROOM TWO**

13'0" x 8'11" (3.97 x 2.73)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring, dado and radiator fitted.



### BEDROOM THREE

9'2" x 6'6" (2.8 x 2)

The three bedroom is to the front of the property with a uPVC double glazed window, carpeted flooring and radiator fitted.



### BATHROOM

Benefitting from a two piece white suite comprising of; P-Shaped bath with shower over and curved glazed screen and pedestal hand wash. Having an obscure uPVC glazed window to the rear aspect and full tiling to the walls and floor with radiator fitted.



### SEPARATE TOILET

5'1" x 3'0" (1.57 x 0.93)

The separate wc benefits from a white low flush wc and has full tiling to the walls and floor. uPVC double glazed window to the side aspect.



### SECOND FLOOR

#### BEDROOM 4/HOBBIES ROOM

12'11" x 10'3" (3.95 x 3.13)

Accessed via the first floor landing with paddle stairs and hand rails leading to the converted attic providing an extra bedroom for the growing teenager. Having handy soft storage and a Velux sky light window, carpeted flooring and radiator. Access into the loft space which provides additional storage.



## OUTSIDE



## GARDEN

The property stands with low walled boundaries and has a paved driveway providing ample off road parking for two vehicles with side access to the rear garden and bin store. The south facing rear garden has a mixture of low walled and fenced boundaries and is mainly laid to lawn with two timber shed and a greenhouse. Having a raised paved patio ideal for those lazy sunny days or outside entertaining.



## COUNCIL TAX BAND

Council Tax Band C

## TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

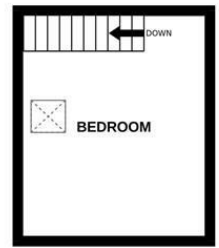
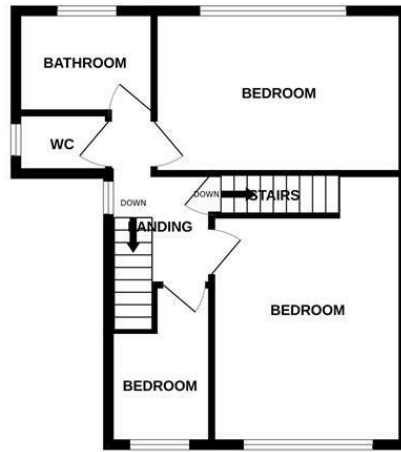
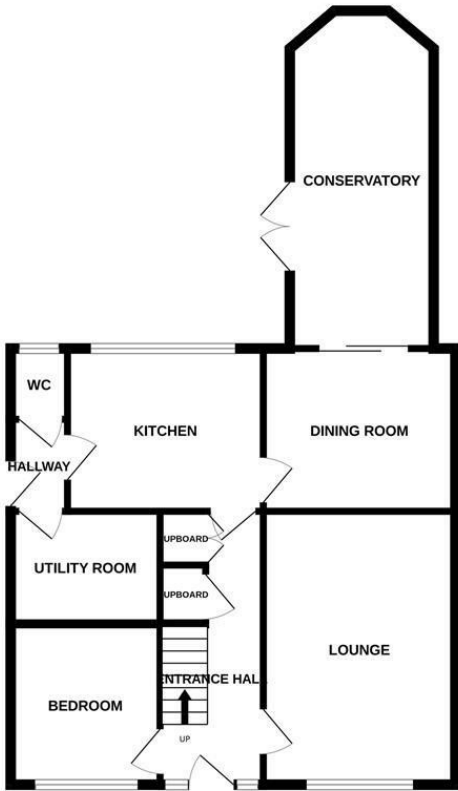
## OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

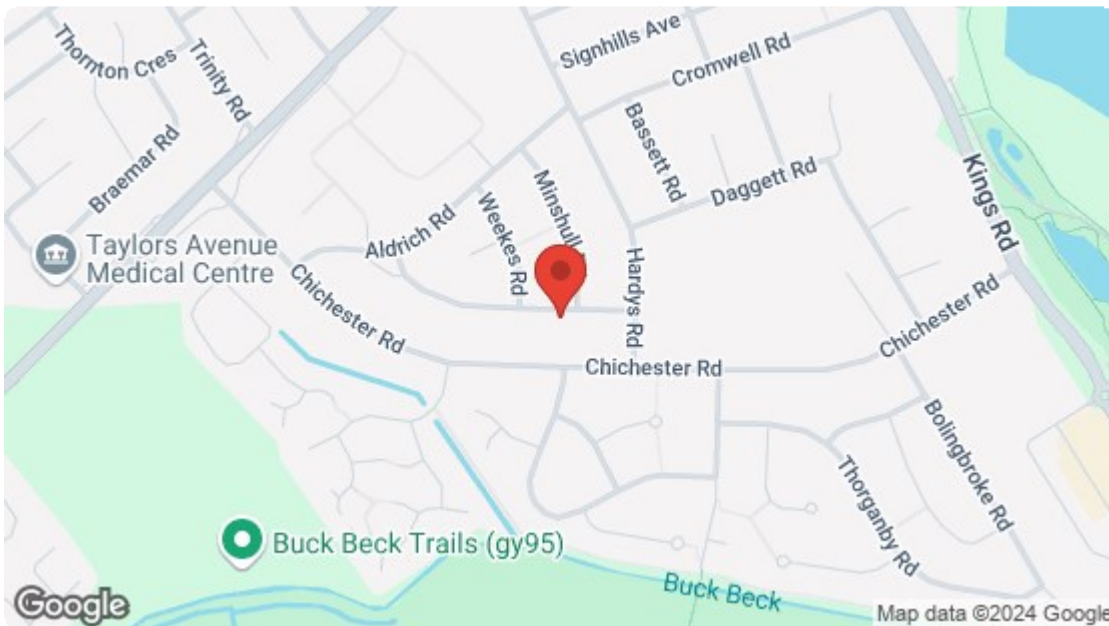
GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.