



Plot 18, 22 Newbold Court Cleethorpes, North East Lincolnshire DN35 8BX

Located in this prime position off Highgate within Cleethorpes Town Centre and being ideally placed for easy access to the Sea Front, Sea View Street with its cafe, bars, boutique shops and St Peter's Avenue. Nearing completion and constructed by the reputable local builders T Dixon & Sons Ltd is this THREE BEDROOM SEMI DETACHED HOUSE which is finished to a high standard. The accommodation comprises: Entrance hall, cloaks/wc good sized lounge, well fitted full width dining kitchen, plus three bedrooms and a bathroom/wc to the first floor. Gas central heating system (underfloor to the ground floor). Double glazing. Front garden with off road parking plus an enclosed rear SOUTH garden. 10 year LABC Guarantee. READY FOR OCCUPATION.

£225,000

- BRAND NEW SEMI DETACHED HOUSE
- LOUNGE
- DINING KITCHEN
- CLOAKS/WC
- THREE BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- OFF ROAD PARKING
- FRONT AND REAR SOUTH FACING GARDENS



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Approached via a grey composite entrance door, tiled flooring with underfloor heating, double glazed window to the side elevation. A white painted spindled staircase leads up to the first floor

CLOAKROOM/WC

Fitted with a white vanity sink unit and a concealed wc, tiled flooring with underflooring heating and an extractor fan. Double glazed window.



LOUNGE

16'10" x 9'2" (5.14 x 2.8)

Walk in double glazed bay window to the front elevation. Under floor heating.



DINING KITCHEN

16'4" x 11'1" (5.0 x 3.38)

Fitted with a range of grey base and wall units incorporating an integrated fridge, freezer and dishwasher together with an electric oven, gas hob with an extractor fan above. The contrasting work surfaces are inset with a stainless steel sink unit with space beneath for washing machine. Double glazed french doors and double glazed window to the rear elevation. Tiled flooring with under floor heating.



DINING KITCHEN

Additional photo



FIRST FLOOR LANDING

Double glazed window. Coving radiator.

BEDROOM 1

17'0" *ma* x 9'5" (5.20 *ma* x 2.88)

Double glazed window bay window to the front elevation. Radiator.



BEDROOM 2

12'11" x 8'0" (3.96 x 2.44)

Double glazed window. Radiator.



BEDROOM 3

8'5" x 8'0" (2.59 x 2.45)

Double glazed window. Radiator.



BATHROOM

8'6" x 6'6" (2.61 x 2)

Fitted with a suite in white comprising a panelled bath having a shower attachment to the taps and a glass screen plus a vanity unit comprising a concealed wc and a semi recessed sink with cupboards below.. Heated towel rail. Double glazed window. Extractor fan. Useful storage cupboard above the stairwell. The wall above the bath area and the splash backs are finished in a decorative water proof wall boarding.



OUTSIDE

The property stands in both front and rear gardens, the open plan fore garden is blocked with two parking spaces together with an enclosed rear SOUTH FACING garden. Outside tap.



SITE PLAN



TENURE - FREEHOLD

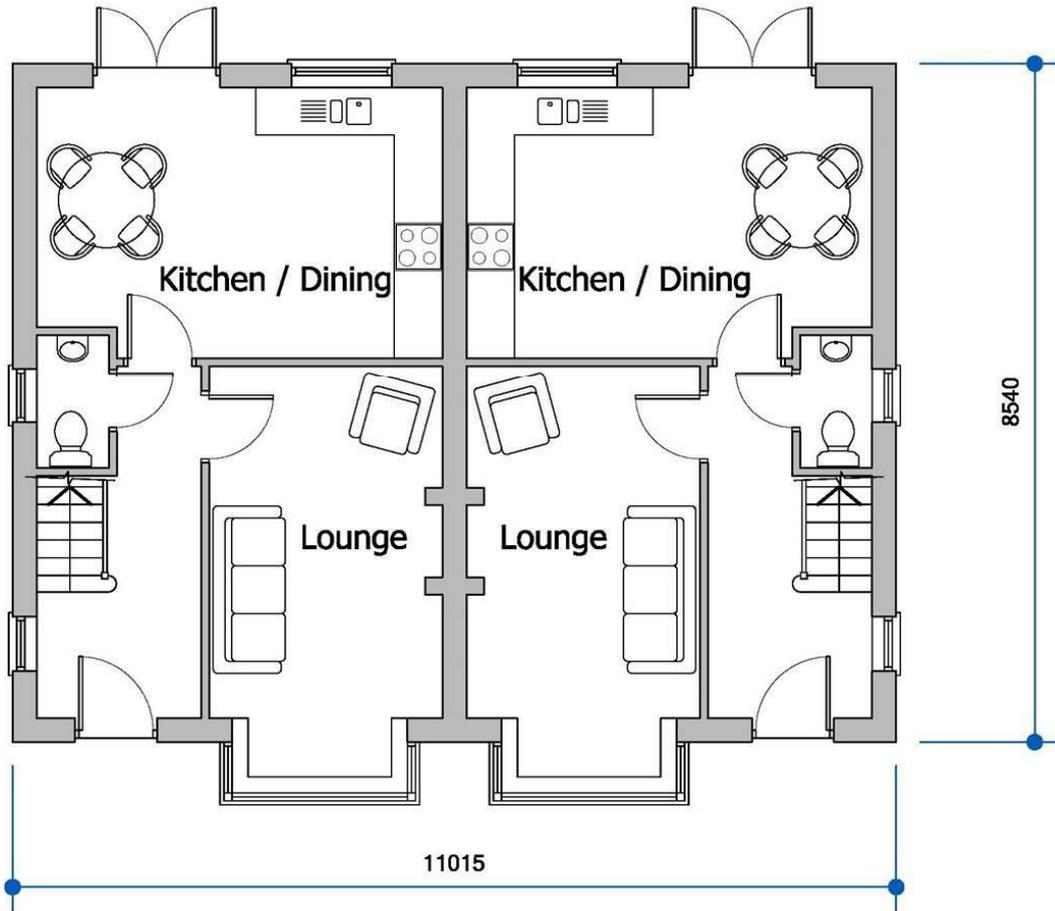
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (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 | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.