



## 41 Cheltenham Way Cleethorpes, North East Lincolnshire DN35 0UG

Situated on the very popular Country Park Development which is ideally placed for all local amenities is this FOUR BEDROOM DETACHED FAMILY HOME finished to a high specification and offering versatile living for a growing family. The spacious accommodation includes: Reception hallway, cloaks/wc, study, excellent sized lounge, Open plan breakfast kitchen fitted by Traditional Joinery, utility room and dining room. To the first floor there is spacious landing, Master bedroom with en suite shower room, three further bedrooms and large modern family bathroom and to the second floor a versatile room presently used as a cinema room and large storage room. Benefitting from gas central heating, uPVC double glazing, under floor heating and solar panels belonging to the property. Open plan front garden with mature planting and red brick paved driveway providing ample off road parking, detached garage and private southerly facing rear garden beautifully maintained and presented by the current owners. Viewing is highly recommended.

**Offers In Excess Of £500,000**

- HIGHLY SOUGHT AFTER LOCATION
- HIGH SPECIFICATION
- FOUR BEDROOM DETACHED FAMILY HOME
- KITCHEN DINER
- UTILITY ROOM
- DINING ROOM
- LOUNGE
- MASTER WITH ENSUITE
- LARGE FAMILY BATHROOM
- PRIVATE SOUTHERLY FACING REAR GARDEN



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via a uPVC double glazed door with side light panel into the reception hallway.

### RECEPTION HALLWAY

Larger than average reception hallway with Oak internal doors and glazed Oak double doors leading to the lounge, carpeted flooring, under floor heating, coved ceiling and carpeted stairs leading to the first floor with Oak open spindle balustrade.



### RECEPTION HALLWAY

Additional Photograph



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Additional Photograph



### STUDY

10'9" x 8'9" (3.28 x 2.68)

Having a uPVC bay window to the front aspect, coved ceiling, carpeted flooring, radiator and modern built in desk area with storage.



### CLOAKROOM

6'7" x 2'10" (2.02 x 0.88)

Benefitting from a white two piece suite comprising of; Low flush wc and hand wash basin set above a vanity unit. Finished with part tiled walls, carpeted flooring, under floor heating and uPVC double glazed window to the side aspect.



### LOUNGE

20'7" x 13'0" (6.28 x 3.97)

A truly grand room with feature inglenook fire place with Oak beam and wood burning stove finished to a high standard with uPVC double glazed bay window and two further windows looking into the dining room. Carpeted flooring, coved ceiling and radiator.



### LOUNGE

Additional Photograph



## LOUNGE

Additional Photograph



## LOUNGE

Additional Photograph



## KITCHEN DINER

23'3" x 13'8" (7.11 x 4.19)

The bespoke handmade Oak kitchen diner (By Traditional Joinery) benefits from a range wall and base units with contrasting cream draws, granite worksurfaces and glass tiled splashbacks incorporating a 5 ring gas hob with stainless steel chimney hood above, double electric fan assisted oven and inset sink and drainer. Integrated larder fridge, freezer and dishwasher. Granite breakfast bar area. Finished with Porcelain tiled floor and under floor heating, coved ceiling, double Oak doors leading to the dining room and uPVC double glazed window and French doors with side light panels overlooking the rear garden.



## KITCHEN DINER

Additional Photograph



**KITCHEN DINER**

Additional Photograph



**KITCHEN DINER**

Additional Photograph



**KITCHEN DINER**

Additional Photograph



**KITCHEN DINER**

Additional Photograph



## KITCHEN DINER

Additional Photograph



## KITCHEN DINER

Additional Photograph



## UTILITY ROOM

14'1" x 4'5" (4.31 x 1.36)

Having a glazed uPVC door leading to the driveway and benefitting from a range of wood effect wall and base units with large larder cupboard contrasting work surfaces and tiled backs. Large Belfast sink with storage cupboard beneath and ample space for a washing machine and tumble dryer. finished with coved ceiling and Porcelain tiled floor with under floor heating.



## DINING ROOM

12'11" x 12'5" (3.95 x 3.81)

Continued Porcelain tiled flooring with under floor heating, two windows looking into the lounge and further uPVC double glazed French door with side light windows leading to the rear garden. Coved ceiling and exposed brick feature panels.



## FIRST FLOOR

### FIRST FLOOR LANDING

Continued Oak spindle balustrade with carpeted flooring and uPVC double glazed window to the side aspect. Airing cupboard housing the tank.



### MASTER BEDROOM

13'1" x 12'11" (4.00 x 3.95)

The master bedroom benefits from a range of wall to wall wardrobes fitted by Traditional Joinery and is finished with coved ceiling, carpeted flooring and radiator.



### MASTER BEDROOM

Additional Photograph



### EN SUITE SHOWER ROOM

7'8" x 5'4" (2.34 x 1.65)

Benefitting from a modern white three piece suite which comprises of; Walk in shower with glazed screens, floating vanity unit with hand wash basin above and wc with hidden cistern. finished with fully tiled walls and floor, heated towel rail and uPVC double glazed window to the side aspect.



### **BEDROOM TWO**

12'8" x 11'2" (3.87 x 3.41)

The second double bedroom is to the rear of the property and has coved ceiling, carpeted flooring and radiator.



### **BEDROOM TWO**

Additional Photograph



### **BEDROOM THREE**

12'2" x 7'6" (3.72 x 2.29)

Having a uPVC double glazed window to the front aspect, carpeted flooring, coved ceiling and radiator.



### **BEDROOM FOUR/DRESSING ROOM**

14'0" x 8'2" (4.28 x 2.51)

Presently used as a dressing room with carpeted flooring, radiator and uPVC double glazed window to the rear. Staircase with carpeted flooring and Oak spindle balustrade built in wardrobes (By Traditional Joinery).





## BATHROOM

12'7" x 7'6" (3.85 x 2.29)

The modern family bathroom benefits from a white four piece suite comprising of; Walk in shower with glazed screens, freestanding bath with central taps, hand wash basin set above a vanity unit and low flush wc. Finished with fully tiled walls and floor, heated towel rail, coved ceiling, down lights and a uPVC double glazed window to the rear.



## BATHROOM

Additional Photograph



## CINEMA ROOM

19'6" x 14'4" (5.95 x 4.37)

This dual purpose room is presently used as a cinema room and has carpeted flooring, radiator and Velux window. Handy extra loft storage.

## CINEMA ROOM

Additional Photograph



## CINEMA ROOM

Additional Photograph



## STORAGE ROOM

14'4" x 13'9" (4.37 x 4.20)

Accessed via the cinema room with carpeted flooring, radiator and uPVC double glazed window to the rear aspect. Further loft storage.

## OUTSIDE

### GARAGE

20'3" x 9'1" (6.18 x 2.77)

Brick built with up and over door to the front and rear access door. Fitted with electric and lighting.



### GARDENS

The property stand with an open plan front garden with mature planting and large red brick driveway providing ample off road parking. Double wrought iron gates leading to the further driveway and onto the garage. Dual aspect wooden gates leading to the private southerly facing rear garden. The rear garden is ideal for entertaining and provide a tranquil retreat with its southerly aspect, beautifully maintained by the present owners with mature planting to the borders. Indian sand stone paving leading to two separate patio areas. Fenced boundaries.



### GARDEN

Additional Photograph



**GARDEN**  
Additional Photograph



**GARDEN**  
Additional Photograph



**GARDEN**  
Additional Photograph

**GARDEN**  
Additional Photograph

**GARDEN**  
Additional Photograph



**GARDEN**  
Additional Photograph



**COUNCIL TAX BAND**  
Council Tax Band E

**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.

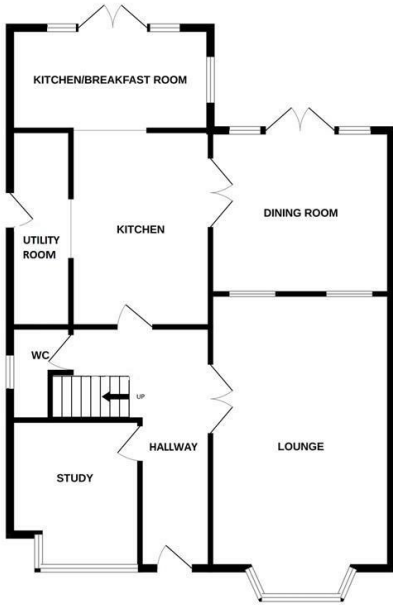
**VIEWING ARRANGEMENTS**

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

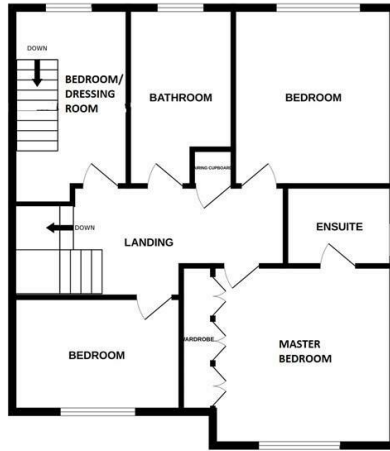
**OPENING TIMES**

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

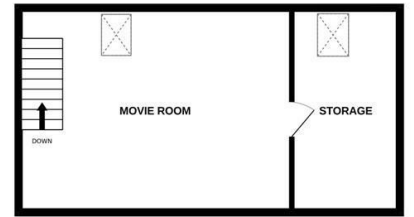
GROUND FLOOR



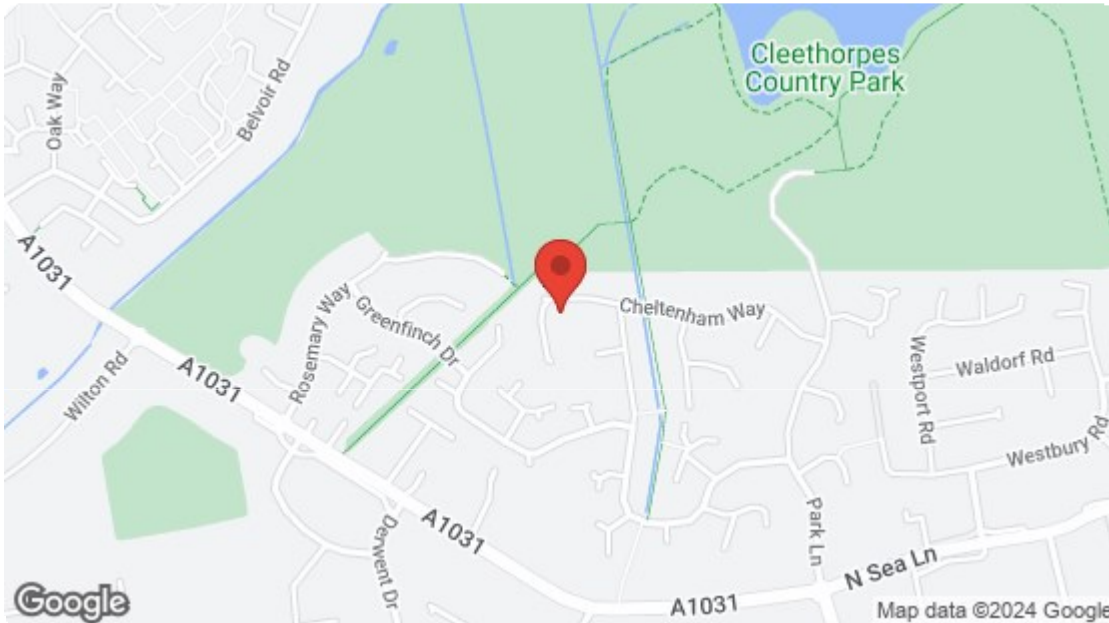
1ST FLOOR



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) <b>A</b>			
(81-91) <b>B</b>		75	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.