



## 17 Belmont Close Cleethorpes, North East Lincolnshire DN35 9PJ

Situated within a cul de sac position close to Middlethorpe Road ideally placed for local amenities including shops and schools, a short commute into Cleethorpes town centre and Sea Front is this THREE BEDROOM detached house. The accommodation requires a scheme or modernisation and comprises :- entrance hall, through lounge / dining room, kitchen, rear lobby, utility, three bedrooms and bathroom. Drive and GARAGE. Front and rear gardens, Gas central heating system and double glazing. Offered with NO FORWARD CHAIN early viewing is recommended.

**£225,000**

- POPULAR POSITION OFF MIDDLETHORPE ROAD
- DETACHED HOUSE
- THREE BEDROOMS
- THROUGH LOUNGE / DINING ROOM
- KITCHEN
- BATHROOM
- DRIVE AND GARAGE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Approached via a double glazed entrance door leads into the hall. Staircase to the first floor with under stair cupboard. Double glazed window to the front, radiator.



#### ENTRANCE HALL

Additional photo



#### THROUGH LOUNGE / DINING ROOM

20'10" (22'11" into bay) narrowing to 12'10" x 12' (6.36m (7.01m into bay) narrowing to 3.93m x 3.95m )

Featuring an Inglenook style fireplace with wooden beam and stove style gas fire. Double glazed bay window to the front, additional double glazed window to the side. Double glazed French doors and matching side panels giving access to the rear garden. Wall light points and coving to the ceiling. Radiator.



#### THROUGH LOUNGE / DINING ROOM

Additional photo



## KITCHEN

10'10" x 9'2" (7'6") (3.32m x 2.81m (2.30m))

Fitted with a range of wall and base units in a oak finish with contrasting work surface incorporating the sink unit with mixer tap. Feature brick wall with gas hob, built in oven and microwave. Double glazed window to the rear. Tiled floor. Radiator. Glazed door leads into the rear lobby.



## KITCHEN

Additional photo



## REAR LOBBY

Double glazed door to the rear gives access to the rear garden. Courtesy door leading into the garage and door to the utility room.

## UTILITY ROOM

5'10" x 4'11" (1.78m x 1.50m)

Plumbing for a washing machine. Gas central heating boiler.

## FIRST FLOOR

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## LANDING

Fitted storage cupboard. Double glazed window to side.

## BEDROOM 1

11'11" x 11'8" (3.64m x 3.57m)

Fitted wall to wall wardrobes. Double glazed window to the front. Radiator. Coving to the ceiling.



### BEDROOM 2

11'11" x 8'11" (3.65m x 2.72m)

Double glazed window to the rear, radiator. Coving to the ceiling.



### BEDROOM 3

8'7" (5'6") x 8'8" (2.64m (1.69m) x 2.66m)

Double glazed window to the front, built in storage cupboard / wardrobe over the stairwell. Radiator. Coving to the ceiling.



### BEDROOM 3

Additional photo



### BATHROOM

8'6" x 5'5" (2.61m x 1.67m)

Fitted with a coloured suite comprising of bath with shower over and glass screen, wash hand basin and low flush w/c. Double glazed window to the side and rear. Radiator.



## OUTSIDE



## GARDENS

The front garden is lawned with established trees and shrubs. External carriage light. Concrete driveway leading to the garage. Fencing either side. wrought iron gate to the side gives access to the rear garden. The rear garden has paved patio area with the remainder being grassed with established Apple tree, established hedging. Boundaries are fenced. Outside tap.



## GARDENS

Additional photo



## GARAGE

17'0" x 8'6" (5.19m x 2.61m)

Having an electric roller door. Power and lighting.

## 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.

## COUNCIL TAX BAND

Council Tax Band B

## 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

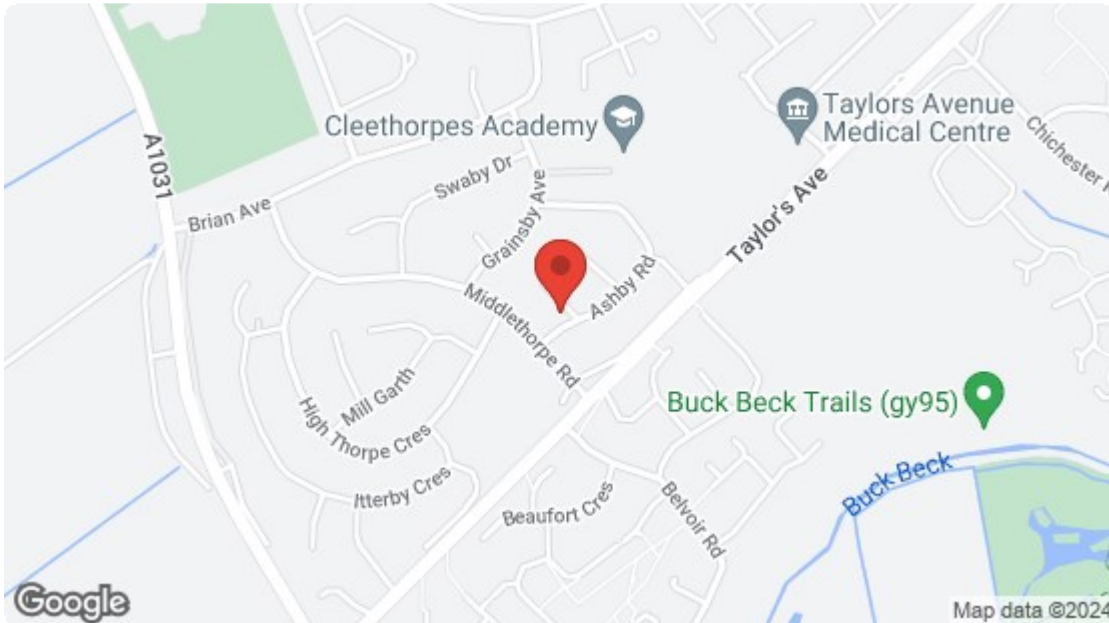
GROUND FLOOR

1ST FLOOR



17 BELMONT CLOSE, CLEETHORPES, DN35 9PJ

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		81
(69-80)	C	65	
(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 <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.