



## 58 Cromwell Road Cleethorpes, North East Lincolnshire DN35 0AS

This spacious detached extended family home, located on one of Cleethorpes' most highly regarded streets within walking distance to the seafront, offers an ideal lifestyle. Boasting gas central heating and UPVC double glazing, the property features a welcoming reception hall, two reception rooms, a living dining kitchen, utility room and a ground floor shower room. Upstairs, three good-sized bedrooms and a modern bathroom with a walk-in shower and freestanding bath provide comfort and convenience. Outside, the front offers a red brick driveway for off-road parking and a garage, while the private southerly facing rear garden, complete with a bar, gym and hot tub area, and wooden arbour creates an ideal space for outdoor entertaining and relaxing. Viewing is essential to fully appreciate the spacious accommodation.

**£499,950**

- DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION
- OPEN PLAN LIVING KITCHEN DINER
- TWO RECEPTION ROOMS
- SHOWER ROOM (GROUND FLOOR)
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- GARAGE / SUMMER HOUSE
- PRIVATE REAR GARDEN
- VIEWING ESSENTIAL



## 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.

## DIRECTIONS

As previously mentioned Cromwell Road is within minutes of the seafront and is best approached from The Kingsway proceeding towards Cleethorpes Leisure Centre where at the mini roundabout turn right into Cromwell Road where No. 58 can be found on the left hand side on the corner of Bassett Road.

## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

### ENTRANCE

Approached via a composite door with side light panels into the reception hallway.



### HALLWAY

The grand reception hallway has high gloss tiled flooring with carpeted return stair case leading to the first floor with under stairs storage cupboard and white open spindle balustrade with Oak hand rail. uPVC double glazed window to the side aspect and radiator.



### LOUNGE

15'5" x 13'6" (4.72 x 4.13)

This spacious lounge has a large double glazed walk in bay window with views over Cromwell Road. Finished with coved ceiling and ceiling rose, oak flooring, two radiators with the main focal point being the feature fireplace with ornate surround inset coal effect with marble hearth.



## LOUNGE

Additional Photograph



## REAR SITTING ROOM

15'3" x 13'6" (4.67 x 4.12)

This superb sized room has double glazed patio windows which opens and overlooks the south facing rear garden. Coved ceiling with ceiling rose, oak flooring, two radiators and wood burning stove with brick hearth and Oak beam above.



## REAR SITTING ROOM

Additional Photograph



## REAR SITTING ROOM

Additional Photograph



## LIVING KITCHEN DINER

20'2" x 18'11" (6.17 x 5.78)

This spacious living kitchen diner is truly the hub of the family home with it feature Velux windows and bi-fold doors creating a bright and airy room. The L shaped room has tiled flooring with under floor heating, lounge and dining are with radiator and TV point, ample room for the family dining table and open to the kitchen. The kitchen area benefits from a large range of cream front shaker style wall and base units with matching pan draws, granite work surfaces and modern tiled splashbacks and incorporates an inset stainless steel sink, range cooker with black chimney style extractor hood, integrated dishwasher and space for an American fridge freezer. A large built in storage cloaks cupboard.



## LIVING KITCHEN DINER

Additional Photograph



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**LIVING KITCHEN DINER**

Additional Photograph



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Additional Photograph

**LIVING KITCHEN DINER**

Additional Photograph



### UTILITY ROOM

9'3" x 4'9" (2.82 x 1.45)

The utility room has plumbing for an automatic washing machine, space for tumble dryer, wood effect work surface and wall mounted boiler. continued tiled flooring with under floor heating.



### SHOWER ROOM

9'3" x 9'2" (2.84 x 2.81)

The ground floor shower room has been added by the current vendor and benefits from a walk in rain fall shower, low flush wc and oak vanity under with counter top hand wash basin. finished with modern stone effect tiling to the floor and part walls, heated towel rail, under floor heating and uPVC double glazed window to the front aspect.



### SHOWER ROOM

Additional Photograph



### SHOWER ROOM

Additional Photograph



### FIRST FLOOR

### FIRST FLOOR LANDING

The first floor landing has an open white spindle balustrade with Oak hand rail, carpeted flooring, uPVC double glazed window to the side aspect and loft access to the ceiling. Loft has pull down ladder and partial boarding with light fitted.



### BEDROOM ONE

16'2" x 13'2" (4.93 x 4.02)

Having a large double glazed bay window with views over Cromwell Road. Finished with coved ceiling, wood effect laminate flooring and freestanding Oak wardrobes that span the length of one wall.



### BEDROOM ONE

Additional Photograph



### BEDROOM ONE

Additional Photograph



## BEDROOM TWO

13'6" x 12'4" (4.13 x 3.76)

To the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



## BEDROOM THREE

9'11" x 8'9" (3.03 x 2.69)

To the front of the property with a uPVC double glazed window, carpeted flooring and radiator.



## BATHROOM

9'10" x 8'2" (3.01 x 2.50)

this spacious family bathroom encapsulates contemporary grandeur with its four piece white suite which comprises of; Walk in shower with glazed screen, pedestal hand wash basin, low flush wc and the ultimate freestanding bath finished with full stone effect tiling to the walls and floor, heated towel rail and uPVC double glazed window to the rear.



## BATHROOM

Additional Photograph



## OUTSIDE



## GARDENS

The property stands on a prominent corner plot with the fore garden set behind a low brick wall with open access double gates mostly paved with red brick to provide ample off road parking and leading to the garage, side wooden rear access gate and bin area with the rest of the garden being laid to lawn with mature planting to the borders. The private southerly facing rear garden provides a tranquil relaxing and entertaining area with its leylandii and fenced boundaries and is mainly laid to lawn with a hot tub area having artificial grass (Hot Tub by separate negotiation) Paved patio area and wood built arbour with decked base, roof, lighting, power and fitted heater. Doors leading to the bar and gym.



## GARDENS

Additional Photograph



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Additional Photograph



**GARDENS**

Additional Photograph



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Additional Photograph



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Additional Photograph



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## GARDENS

Additional Photograph



## GARDENS

Additional Photograph

## BAR

9'6" x 7'3" (2.91 x 2.23)

The ultimate in outside entertaining having uPVC double glazed doors to the front and is fitted with electric and lighting, wood effect laminate flooring, bar and shelving. Open to the gym at the rear.



## BAR

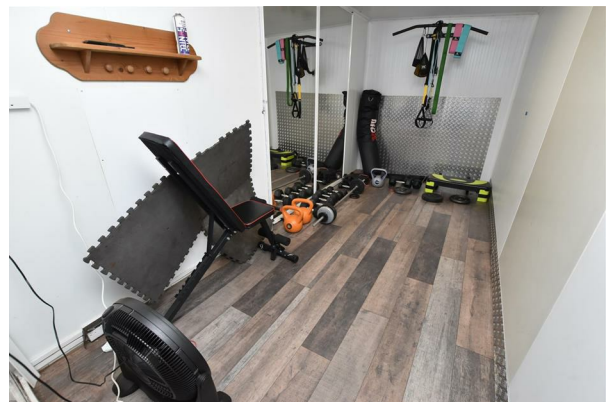
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## GYM

14'9" x 6'8" (4.51 x 2.04)

To the rear of the bar with wood effect laminate flooring, lighting and two large mirrors.



## ATTACHED BRICK GARAGE

30'5" x 10'2" (9.29 x 3.12)

Having electric door to the front with rear access door and is fitted with shelving and handy storage cupboards. Electric and lighting. The garage is built with footing to be able to extend the property over the top.

## COUNCIL TAX BAND

Council Tax Band D

**TENURE - FREEHOLD**

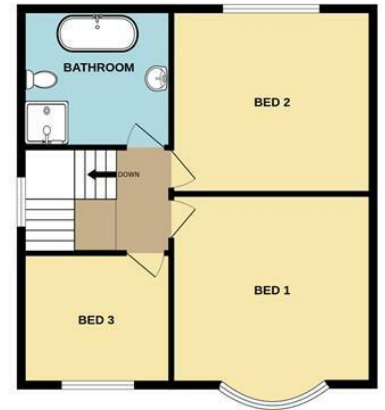
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

**VIEWING ARRANGEMENTS**

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

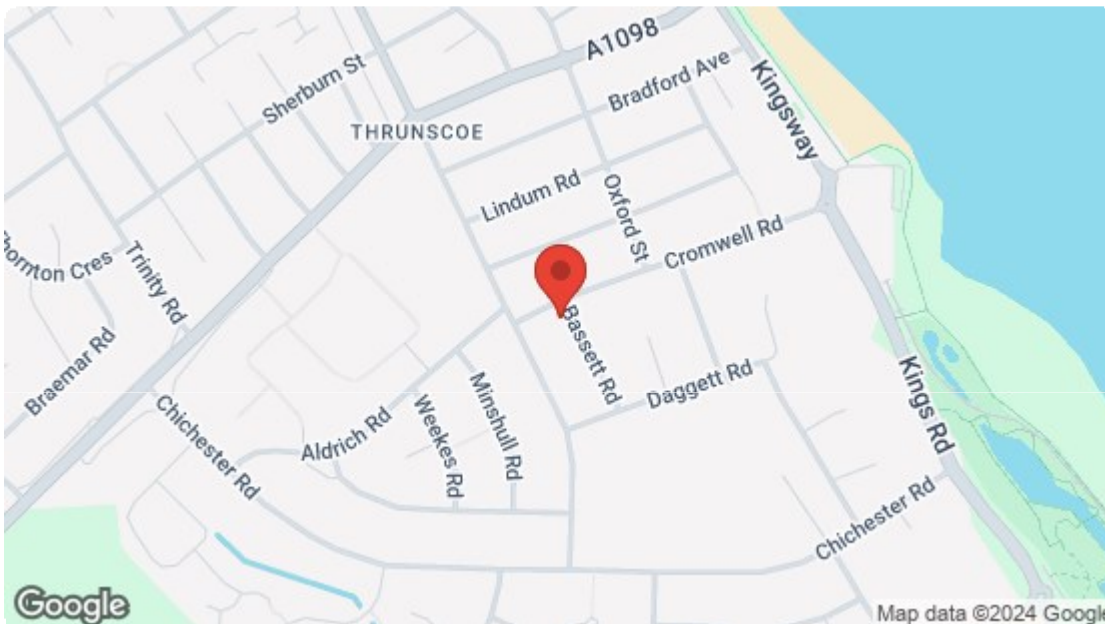
**OPENING TIMES**

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



58 CROMWELL ROAD, CLEETHORPES, DN35 0AS

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>			
(69-80) <b>C</b>		71	81
(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			
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) <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			
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.