



25 Seaford Road Cleethorpes, Lincolnshire DN35 0NB

This is a fabulous opportunity to purchase this STUNNING DETACHED THREE BEDROOM CHALET HOUSE, which is situated in this very popular location within walking distance of the Country Park, the Beach and the local shops. The accommodation is finished to a high standard with impeccable decor throughout and to fully appreciate this lovely home and garden an internal inspection is strongly recommended. The accommodation includes: Entrance hall, lovely lounge, inner hall, full width fitted kitchen/dining room, ground floor bedroom/dining room and a shower room/wc plus two double bedrooms and a second shower room to the first floor. Gas central heating system. Detached garage. Open plan front garden plus a stunning contemporary style entertaining enclosed rear garden.

£299,950

- FABULOUS FAMILY HOME - FASHIONABLY DECORATED THROUGHOUT
- DELIGHTFUL LOUNGE
- KITCHEN/BREAKFAST ROOM
- G F BEDROOM/DINING ROOM
- TWO F F DOUBLE BEDROOMS
- TWO SHOWER ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DETACHED GARAGE
- STUNNING REAR GARDEN



ACCOMMODATION

This property was originally a detached bungalow which has recently undergone a comprehensive programme of works over recent months to now provide an excellent family home. No stone has been left un-turned and to fully appreciate this lovely home an internal inspection is strongly recommended.

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

Approached via a composite entrance door with double glazed opaque side lights. Floor to ceiling cloaks cupboard. Radiator with decorative cover.



LOUNGE (FRONT)

16'2" x 11'3" (4.94 x 3.43)

This fashionably decorated lounge has a double glazed bow window to the front elevation, plus two double glazed windows to the side elevation either side of the contemporary styled grey fire surround inset with an electric fire. Radiator.



LOUNGE

Additional photo



INNER HALL

Radiator having a decorated cover.



KITCHEN/DINING ROOM

22'8" x 10'10" (6.91 x 3.32)

This excellent full width dining kitchen has double glazed bi folding doors opening onto the rear garden plus a double glazed window. Vinyl flooring and inset spot lights to ceiling. The kitchen is fitted with an abundance of charcoal high gloss base and wall cupboards including an integrated dishwasher and a built in electric double oven, gas hob with a stainless steel extractor fan above. The contrasting dark work surfaces having matching up stands and is inset with a stainless steel sink unit. Space for washing machine. Above the hob area is a grey tiled splash back. Ample space for either a dining table or seating area. One of the walls is decorated in a 3D panelled effect wall paper.



KITCHEN/DINING ROOM



KITCHEN/BREAKFAST ROOM

Additional photo



KITCHEN AREA

Additional photo



SEATING/DINING AREA

Additional photo



DINING ROOM/BEDROOM 3

9'11" x 10'9" (3.03 x 3.29)

Used by the current owners as a formal dining room but could easily be the third bedroom and again has a strike 3D wall papered panelled effect accent wall. Double glazed window. Radiator.



SHOWER ROOM

7'11" x 5'5" (2.42 x 1.66)

Having a suite in white comprising a larger than average glass shower cubicle with dual heads, a pedestal wash hand basin and a low flush wc. The walls are finished in white sparkle Aqua boarding. Heated chrome towel rail. Vinyl flooring. Extractor fan. Double glazed window.



REAR HALL

The spelled staircase leads up to the first floor and has a useful office area beneath. Radiator.



FIRST FLOOR

Landing

BEDROOM 1 (REAR)

15'7" max x 12'5" min (4.75 max x 3.81 min)

Double glazed window. Radiator. Bank of four double wardrobes which provides excellent hanging space.



BEDROOM 1

Additional photo



BEDROOM 2 (FRONT)

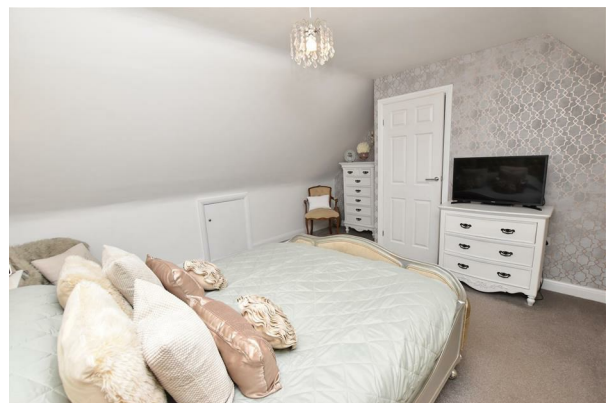
14'2" x 12'5" (4.34 x 3.81)

Again having a superb bank of four double wardrobes, radiator, double glazed window.



BEDROOM 2

Additional photo



SHOWER ROOM

6'7" x 7'5" (2.03 x 2.28)

Fitted with a suite in white comprising a large shower cubicle having a glass screen and dual shower heads, a white high gloss vanity unit and a low flush wc. The walls are finished in white sparkle Aqua boarding. Heated towel rail. Vinyl flooring. Extractor fan. Double glazed window.



OUTSIDE



DETACHED GARAGE

20'3" x 8'0" (6.19 x 2.44)

Up and over door to the front. Personal door to the side.

THE GARDENS

The property stands in both front and rear gardens, the fore garden is gravelled which provides excellent additional off road parking having two sets of wooden gates which leads down the side of the house to the garage and rear garden. The stunning contemporary styled rear garden is ideal for outside entertaining and includes white concreted raised planters, an artificial lawn together with a paved patio area situated close to the property. To complete this Alfresco space is a metal tented Arbor which sits on a paved patio area, ideally place to catch the afternoon sunshine during the summer months



THE GARDENS

Additional photo



THE GARDENS



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

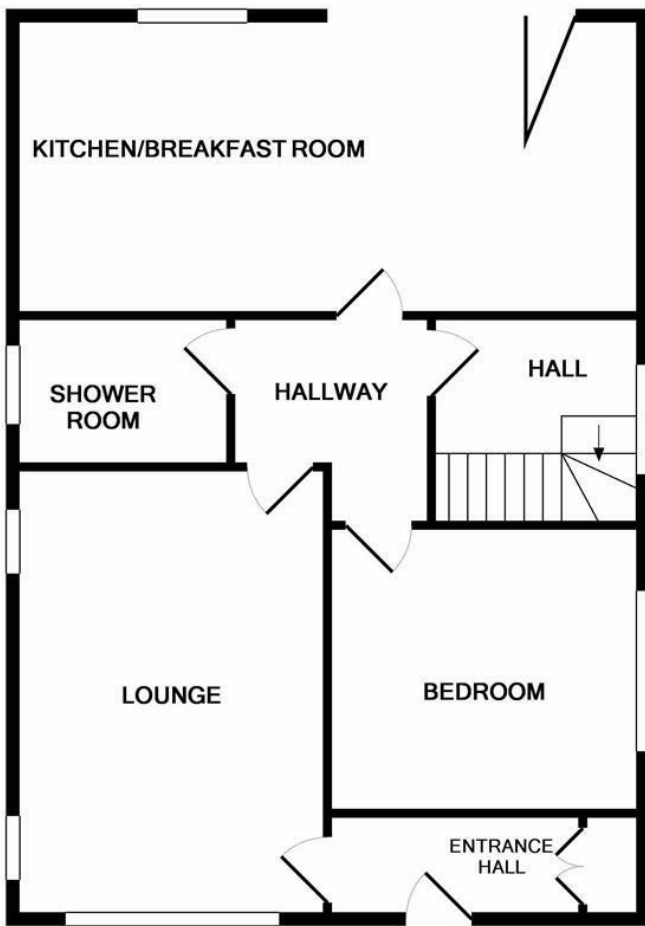
Council Tax Band - C

VIEWING ARRANGEMENTS

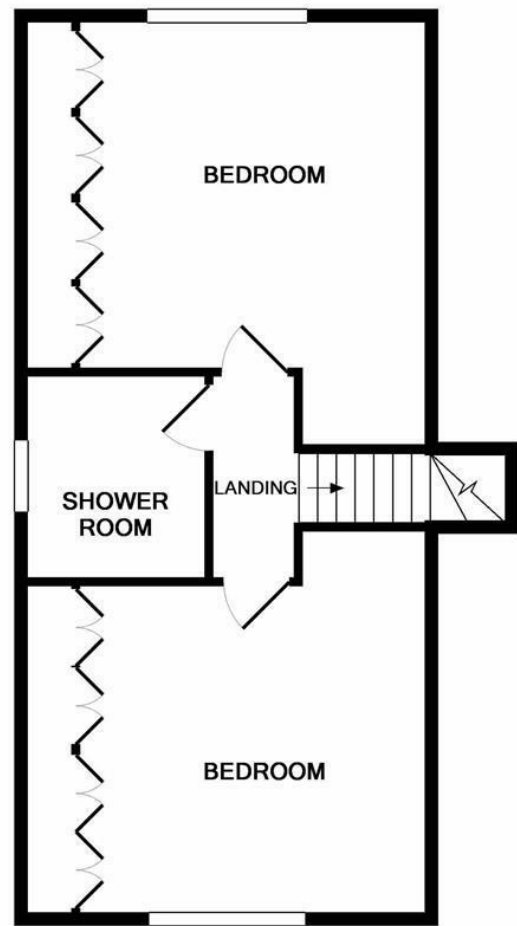
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

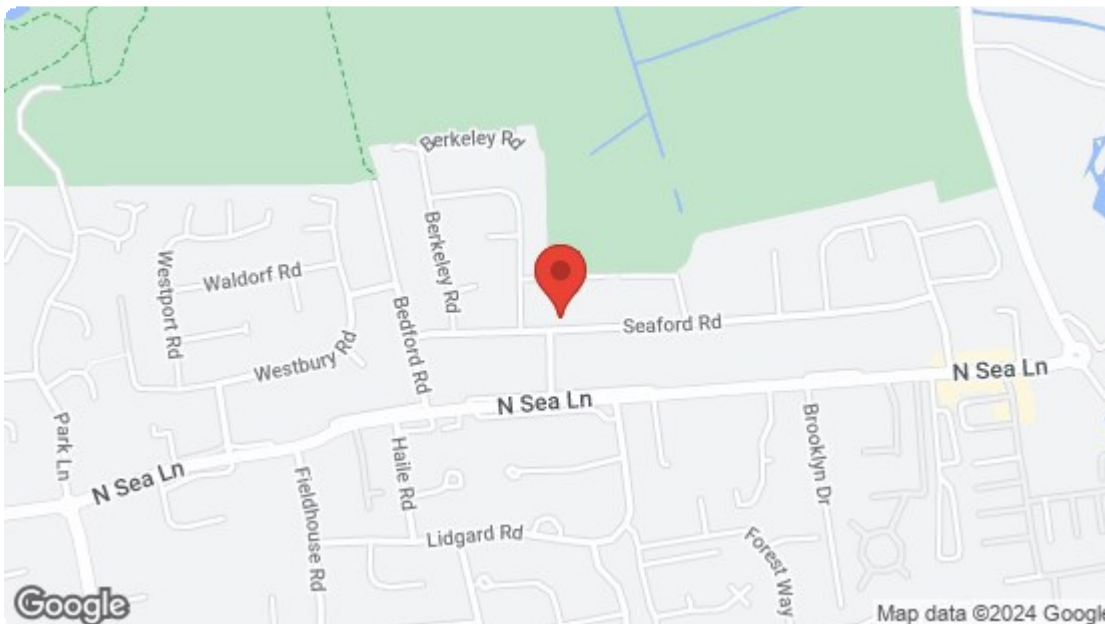


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(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			82
(81-91) B			
(69-80) C			
(55-68) D		52	
(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.