

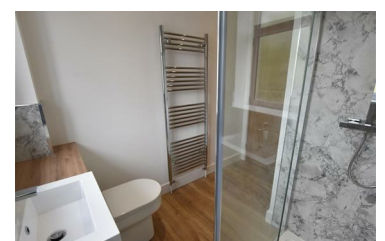


91B Highgate Cleethorpes, North East Lincolnshire DN35 8PA

Located in this prime position on Highgate within easy access of Cleethorpes Town Centre and the beach, constructed by the reputable local builders T Dixon & Sons Ltd is this THREE BEDROOM SEMI DETACHED HOUSE. Finished to a very high standard including many additional features and having the benefit of a brick garage. The accommodation comprises: Entrance hall, cloaks/wc good sized lounge including a media wall, well fitted full width dining kitchen with appliances, plus three bedrooms and a shower room/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. Brick garage. 10 year LABC Guarantee. Carpets and floor coverings included. EARLY VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT.

£245,000

- BRAND NEW SEMI DETACHED HOUSE
- LOUNGE
- DINING KITCHEN WITH INTEGRATED APPLIANCES
- CLOAKS/WC
- THREE BEDROOMS
- SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- BRICK GARAGE & OFF ROAD PARKING
- FRONT AND REAR SOUTH FACING GARDENS



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Approached via a black composite entrance door, attractive tiled flooring with underfloor heating, double glazed window to the side elevation. A glass and oak 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, inset spot lights to ceiling and underfloor heating. The focal point of this room is the media wall which includes space for wall mount TV, illuminated shelving and a contemporary glass fronted electric fire.



DINING KITCHEN

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

Fitted with a range of pebble coloured base and wall units incorporating an integrated fridge, freezer and dishwasher together with a built in micro wave, 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. Space for dining table and chairs.



DINING KITCHEN

Additional photo



FIRST FLOOR LANDING

The glass and oak staircase leads up from the entrance hall. Double glazed window and 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.



SHOWER ROOM/WC

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

This stylish shower room is fitted with a large walk in shower area having a glass screen to the front together with a twin headed shower and a white vanity unit including a recessed sink and a concealed wc. Decorative marble effect wall boarding. Heated towel rail. Useful cupboard above the stairwell. Double glazed window. Vinyl flooring.



SHOWER ROOM/WC



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.



SEMI DETACHED BRICK GARAGE

18'8" x 9'4" (5.7 x 2.86)

Up and over door to the front. Light and power.

THE GARDENS

The property stands in both front and rear gardens, the fore garden is set behind a substantial brick wall and is block paved inset with gravel borders for ease of maintenance. The block paved driveway leads to the garage at the rear. The rear enclosed SOUTH FACING rear garden contains a paved patio area ideal for outside entertaining which extends to form a wide pathway to the rear of the garden and an artificial lawn .



THE GARDENS



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.

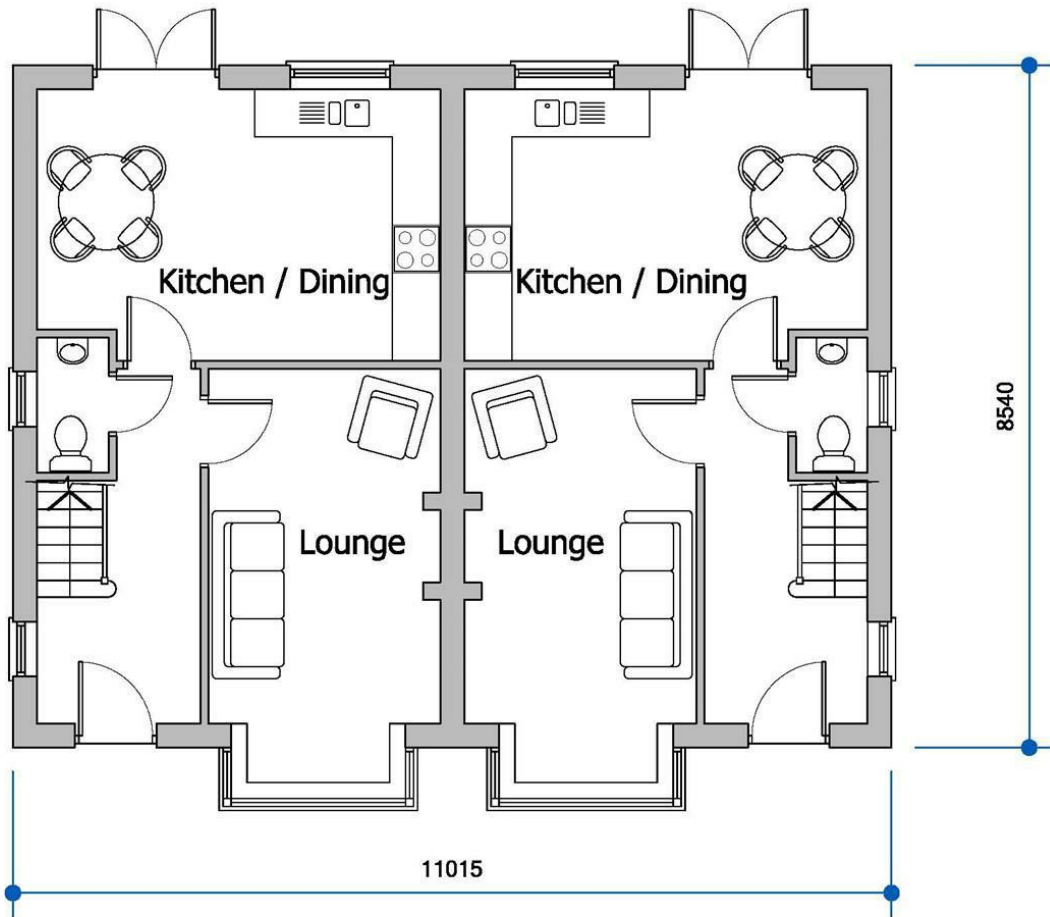
OPENING TIMES

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

COUNCIL TAX BAND & EPC RATING

Council Tax Band - Not yet assessed

EPC - Not yet assessed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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 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.