



## 17 Chichester Road Cleethorpes, North East Lincolnshire DN35 0HE

We are delighted to offer for sale this FIVE BEDROOM DETACHED FAMILY HOME situated on Chichester Road, Cleethorpes with just a short walk to the abundance of amenities it has to offer including the Boating Lake, Cricket Club, Promenade and ever popular schooling. Benefitting from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance porch, hallway, cloakroom dining kitchen, dining room/rear sitting room, lounge and to the first floor, five bedrooms, master bedroom with en suite shower room and family bathroom. The well maintained property sits back from the road with an wrought iron double gates leading to the driveway which provides ample off road parking. The front garden is laid to lawn with mature planting. Side wooden access gate leading to the private southerly facing rear garden. The garden is a great size with a paved patio and is mainly laid to lawn with mature planting to the borders and mature fruit trees and fenced boundaries. Brick garage with up and over door to the front, rear window, access door leading to the garden and is fitted with electric and lighting. Viewing is highly recommended OFFERED FOR SALE WITH NO FORWARD CHAIN.

**Chain Free £398,000**

- HIGHLY REGARDED LOCATION
- DETACHED FAMILY HOME
- FIVE BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM
- KITCHEN DINER
- LOUNGE
- DINING ROOM/REAR SITTING ROOM
- CLOAKROOM/WC
- FAMILY BATHROOM
- SOUTH FACING REAR GARDEN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via a half glazed uPVC door with side light panels leading into the entrance porch.



### PORCH

Having wood effect vinyl flooring, dado rail and Oak half glazed doors leading to the hallway.



### HALLWAY

The welcoming hallway has wood effect vinyl flooring, coved ceiling and radiator. Returned carpeted stairs leading to the first floor. Large built in storage cupboard. Solid Oak connecting doors.

### CLOAKROOM/WC

6'6" x 4'4" (1.99 x 1.33)

Benefitting from a white two piece suite comprising of; Pedestal hand wash basin and low flush wc. Finished with part tiled walls, wood effect vinyl flooring and uPVC double glazed window to the side aspect.



### LOUNGE

16'5" x 12'4" (5.02 x 3.78)

The lounge has a uPVC double glazed bow window to the front aspect, coved ceiling, double radiator and carpeted floor. The main focal point is the feature fireplace with solid wood surround marble hearth and back and inset coal effect gas fire.



## LOUNGE

Additional Photograph



## KITCHEN DINER

19'2" x 10'6" (5.86 x 3.21)

The modern kitchen diner benefits from a large range of white gloss wall and base units with matching pan draws, with quartz worktops matching upstands and splashbacks incorporating an inset sink, full Neff appliances including an four ring induction hob, modern extractor fan, electric fan assisted oven, combination oven, warming draw, full size fridge, full size freezer and dishwasher. Having many features with pull out storage within the larder units. Ample space for washing machine and tumble dryer behind matching doors. Wall mounted boiler in matching unit. Finished with modern tall radiator, coved ceiling, down lights, two uPVC double glazed windows to the side aspect and uPVC double glazed French doors with side light panels leading to the rear garden.



## KITCHEN DINER

Additional Photograph



## KITCHEN DINER

Additional Photograph



## KITCHEN DINER

Additional Photograph



## DINING ROOM/REAR SITTING ROOM

18'11" x 11'1" (5.79 x 3.38)

The dual purpose room is to the rear of the property straight from the kitchen and has ample room for a dining table and three piece suite. Finished with coved ceiling, wood effect laminate, radiator and uPVC double glazed French doors leading to the garden. Having a feature fireplace with solid wood surround, marble hearth and back and electric fire.



## DINING ROOM/REAR SITTING ROOM

Additional Photograph



## DINING ROOM/REAR SITTING ROOM

Additional Photograph



## DINING ROOM/REAR SITTING ROOM

Additional Photograph



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring leading from the stairs with enclosed banister and uPVC double glazed window to the side aspect. Handy storage cupboard, coved ceiling and loft access with partial boarding. Solid Oak connecting doors.



### MASTER BEDROOM

12'0" x 11'8" (3.67 x 3.56)

To the front of the property with a uPVC double glazed window and a further uPVC double glazed window to the side providing ample natural light. Finished with coved ceiling, carpeted flooring and freestanding wardrobes with two mirrored doors. Door leading to the



### MASTER BEDROOM

Additional Photograph



### EN SUITE SHOWER ROOM

10'7" x 3'3" (3.24 x 1.00)

the handy en suite shower room benefits from a white three piece suite comprising of; Walk in shower with glazed screen and tiled splashbacks, pedestal hand wash basin and low flush wc. Finished with coved ceiling, heated towel rail, extractor fan, vinyl flooring and uPVC double glazed window to the side aspect.



### BEDROOM TWO

11'8" x 8'8" (3.56 x 2.66)

The second double bedroom is to the rear of the property and has a uPVC double glazed window, coved ceiling, carpeted flooring, radiator and large freestanding wardrobes with sliding mirrored doors.



### BEDROOM TWO

Additional Photograph



### BEDROOM THREE

10'9" x 8'10" (3.29 x 2.70)

The third double bedroom is again to the rear of the property with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator.



### BEDROOM THREE

Additional Photograph



### BEDROOM FOUR

8'7" x 6'11" (2.63 x 2.12)

Presently used as a dressing room with a uPVC double glazed window to the side aspect, coved ceiling, carpeted flooring and radiator.

### BEDROOM FIVE

10'1" x 6'5" (3.09 x 1.97)

Used as a study the final bedroom is to the front of the property with a uPVC double glazed window, carpeted flooring, coved ceiling and radiator.

### FAMILY BATHROOM

8'7" x 7'6" (2.62 x 2.30)

The large family bathroom benefits from a white four piece suite comprising of; Bath with hand shower attachment, walk in shower with curved glazed screen, floating hand wash basin and low flush wc. Having full tiling to the walls and floor, heated towel rail, coved ceiling, down lights and uPVC double glazed window to the side aspect.



### FAMILY BATHROOM

Additional Photograph



### OUTSIDE

#### GARDENS

The property sits away from the road with a low walled boundary to the front double wrought iron gates leading to the driveway which provides ample off road parking and single wrought iron access gate with pathway leading to property. The remainder of the front garden is laid to lawn with mature planting to the borders. Wood gate leading to the rear. The private south facing rear garden is an absolute dream with its paved patio ideal deal for entertaining, vast lawn with mature planting to the borders and fruit trees. Feature side paved seating area.



## **GARDENS**

Additional Photograph



## **GARDENS**

Additional Photograph



## **BRICK GARAGE**

Having up and over door to the front with rear access door and window leading to the garden. Fitted with electric and lighting.

## **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - D

EPC -

## **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**

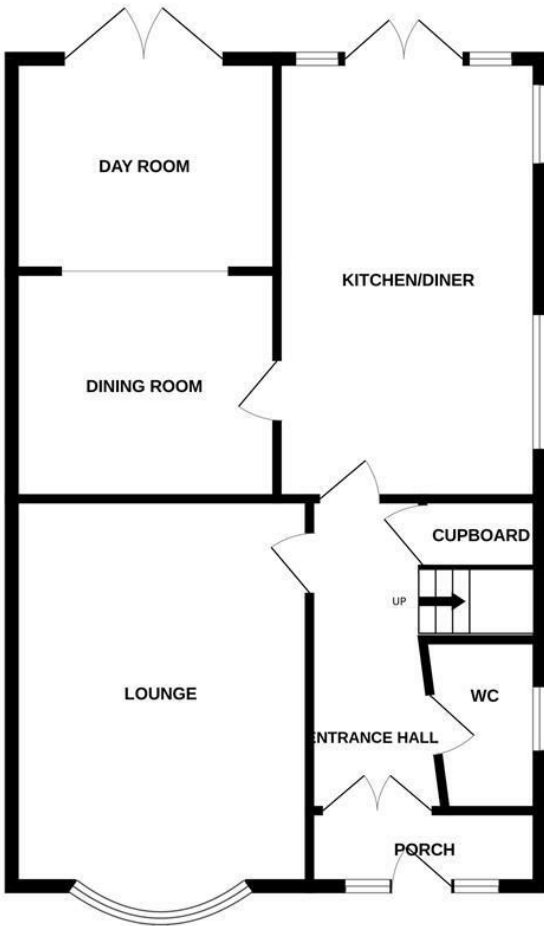
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## **OPENING TIMES**

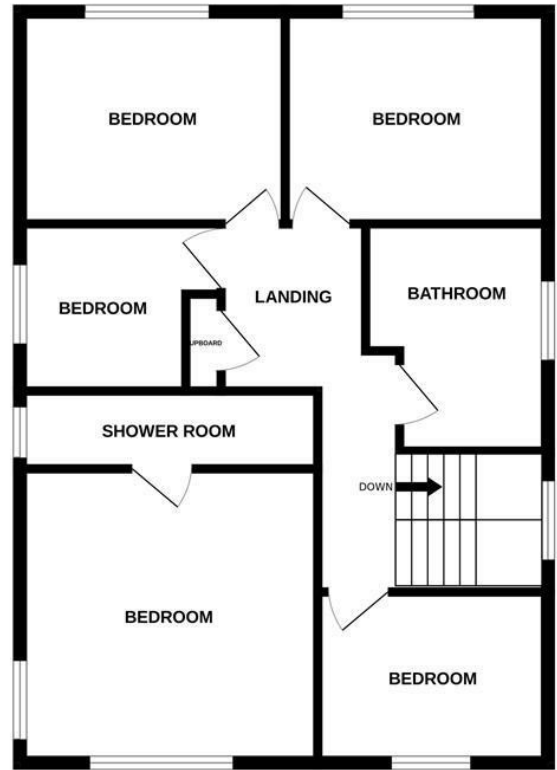
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



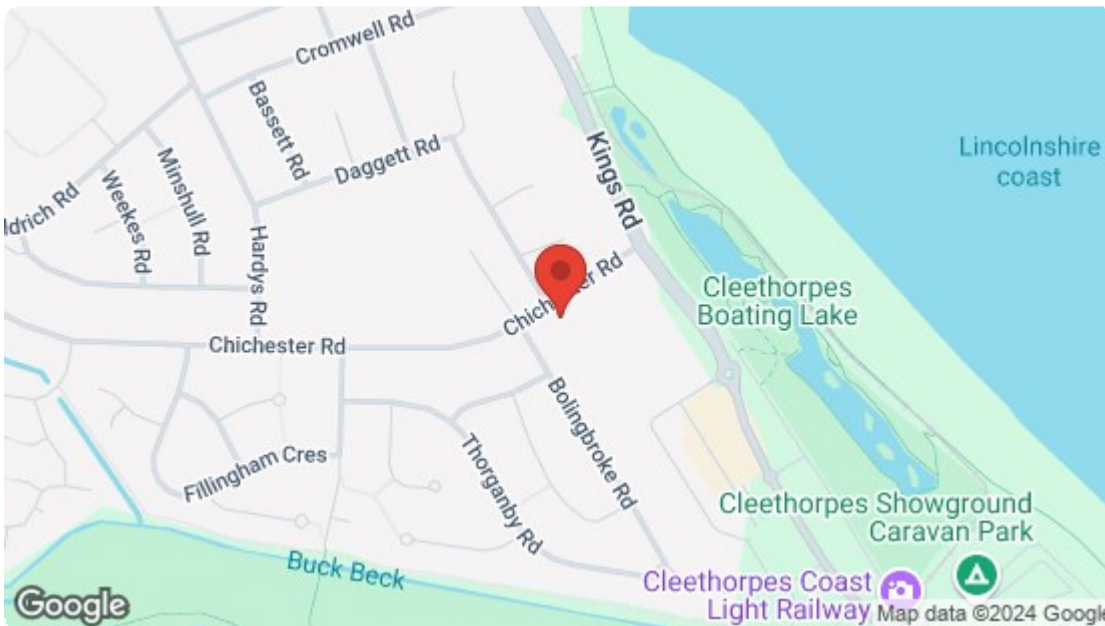
GROUND FLOOR



1ST FLOOR



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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			
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			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			

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.