



45 Signhills Avenue Cleethorpes, North East Lincolnshire DN35 0BT

We are delighted to bring to the market this truly stunning family home nestled in Cleethorpes' highly sought-after Golden Triangle, just a stone's throw from the bustling central promenade, this stunning three-bedroom semi-detached home is perfectly situated near a variety of cafes, bars, and restaurants, and within walking distance of excellent primary and secondary schools. Beautifully upgraded to an exceptional standard by its current owners, the property features a welcoming reception hallway, living dining kitchen with a log burner, modern kitchen with seamless edges and walk in pantry, utility room, cloakroom, and a formal lounge, all finished with stylish plantation shutters. Upstairs, you'll find three spacious bedrooms and a contemporary bathroom. The well-maintained gardens offer off-road parking in the front, while the south-facing rear garden boasts a decked patio and a charming covered pagoda. This property is truly a gem, and internal viewing is highly recommended.

£329,950

- SOUGHT ADFTER LOCATION
- THREE BEDROOM SEMI DETACHED PROPERTY
- LIVING KITCHEN DINER
- UTILITY ROOM & CLOAKROOM
- LOUNGE
- MODERN BATHROOM
- MODERN PLANTATION SHUTTERS
- COVERED PAGODA
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING



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.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

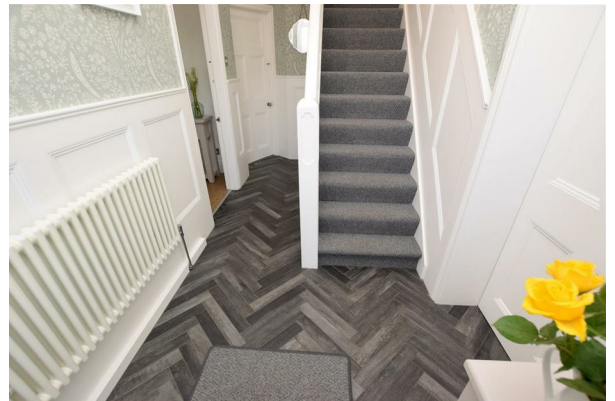
ENTRANCE

Accessed via a composite door with arched top light and side light panels into the reception hallway.



RECEPTION HALL

The welcoming entrance sets the feel for the rest of the property with its coved ceiling, panelled walls and herringbone style tiled floor, Victorian style radiator and carpeted stairs with open white wooden spindle balustrade leading to the first floor. Handy under stairs storage cupboards.



UTILITY ROOM

7'8" x 7'0" (2.36 x 2.14)

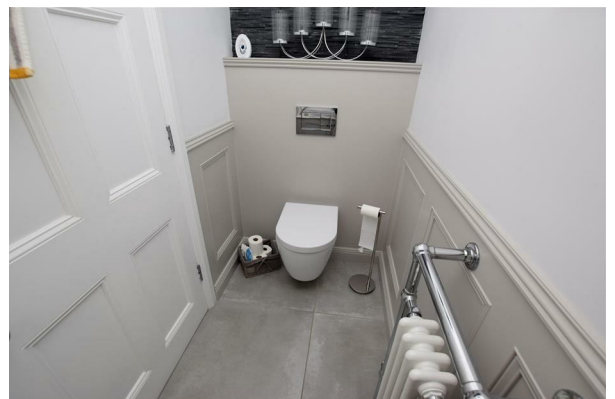
Recently add to the property with grey units and seamless white work surfaces with inset sink, space for washer and tumble dryer. Finished with tiled flooring, radiator, downlights and uPVC double glazed window and plantation shutters to the front aspect. Door leading to the cloakroom.



CLOAKROOM/WC

7'9" x 3'6" (2.37 x 1.07)

Again added by the current vendors to include a white two piece suite comprising of; Low flush wc with hidden cistern and counter top hand wash basin set above a handy vanity unit. Finished with panelled walls to dado height, feature slate effect tiled inset and mirror wall, tiled flooring, down lights and Victoria style radiator with towel heater.



CLOAKROOM/WC

Additional Photograph



LOUNGE

15'3" x 14'6" (4.67 x 4.44)

This luxurious lounge has a uPVC double glazed bay window with plantation shutters and window seat with handy storage draws, feature alcove storage and shelving, coved ceiling, wood effect laminate flooring, Victorian style radiator and feature white wooden fire surround incorporating a cast iron horse shoe grate.



LOUNGE

Additional Photograph



LOUNGE

Additional Photograph



LIVING KITCHEN DINER

20'5" x 20'1" (6.24 x 6.14)

The true hub of the home which is to the rear of the property with dual aspect uPVC double glazed windows and French doors with top and side light panels. Finished to the highest standard to provide a lounge and dining area with hand made alcove storage cupboards, shelving and downlights, wood effect laminate flooring and modern tall radiator. Feature hand painted white wooden fire surround with open chimney having exposed bricks and granite hearth and log burner. The bespoke kitchen area is hand painted with white seamless curved work surfaces and matching upstand with inset sink, five ring gas hob with stainless steel chimney style extractor hood and electric fan assisted oven beneath, integrated fridge and freezer and dishwasher. the work surface extends to provide a breakfast bar area. A truly beautiful family living area.



LIVING KITCHEN DINER

Additional Photograph



LIVING KITCHEN DINER

Additional Photograph



LIVING KITCHEN DINER

Additional Photograph



LIVING KITCHEN DINER

Additional Photograph



LIVING KITCHEN DINER

Additional Photograph



LIVING KITCHEN DINER

Additional Photograph



PANTRY

5'1" x 4'3" (1.56 x 1.32)

Every home should have a pantry like this, having ample shelving, quartz worksurface, storage baskets and feature lighting. Finished with tiled flooring and uPVC double glazed window to the side aspect.



PANTRY

Additional Photograph



FIRST FLOOR

FIRST FLOOR LANDING

Having continued white panelling to dado height, coved ceiling, carpeted flooring and white wooden spindle balustrade and uPVC double glazed window to the side aspect fitted with plantation shutters.



MASTER BEDROOM

12'10" x 12'9" (3.93 x 3.89)

The master bedroom is to the front aspect with a uPVC double glazed window with plantation shutters, bespoke wall to wall fitted wardrobes with dressing table and draws, finished with carpeted flooring, coved ceiling and Victorian radiator.



MASTER BEDROOM

Additional Photograph



BEDROOM TWO

12'5" x 11'9" (3.80 x 3.60)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and Victorian style radiator. Finished with bespoke wall to wall wardrobes with draws and dressing table and feature pelmet lighting.



BEDROOM TWO

Additional Photograph



BEDROOM THREE

9'10" x 8'0" (3.01 x 2.44)

To the front of the property with a uPVC double glazed window and plantation shutter, counter top window sill or desk area and built in storage cupboards, one of which houses the wall mounted boiler. Carpeted flooring and Victorian style radiator.



BATHROOM

8'0" x 6'2" (2.46 x 1.89)

The modern contemporary bathroom benefits from a white three piece suite comprising of; Bath with panelled side, rainfall shower and glazed screen, low flush wc with hidden cistern and counter top hand wash basin set above a quartz worksurface and vanity unit storage. Finished modern tiled walls, tiled floor, heated towel rails, down lights to the ceiling and feature slate tiled alcoves. Modern storage unit. uPVC double glazed window to the side aspect.



BATHROOM

Additional Photograph



OUTSIDE

PAGODA

Added by the current vendors to provide the ideal relaxing area, with enclosed roof.



PAGODA

Additional Photograph



GARDENS

The property sites with a walled boundary to the front and open access driveway which is red brick paved and provides off road parking, artificial grass and mature planting to the raised boundaries. The southerly facing rear garden has fenced boundaries and is laid to lawn with feature raised borders having mature planting to them, dual aspect paved patios and of course the feature pagoda. To the side of the property is a wood store and a handy store. An amazing garden ideal for outside entertaining.



GARDENS

Additional Photograph



GARDENS

Additional Photograph



GARDENS

Additional Photograph



GARDENS

Additional Photograph



GARDENS

Additional Photograph



COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC - D

TENURE - FREEHOLD

We are informed by the seller that the tenure of will be freehold on completion. Confirmation / verification has been requested. Please consult us for further details.

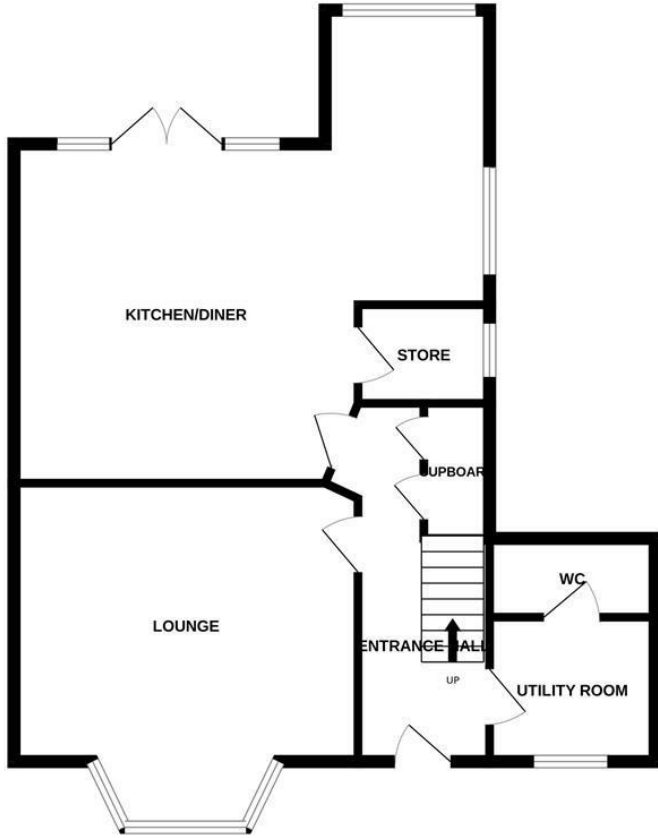
VIEWING ARRANGEMENTS

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

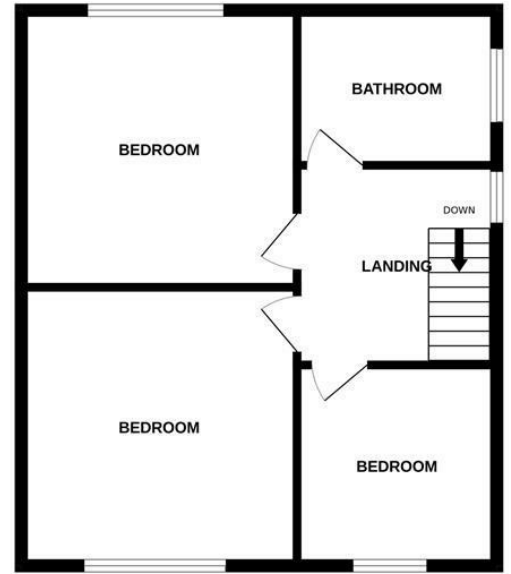
OPENING TIMES

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

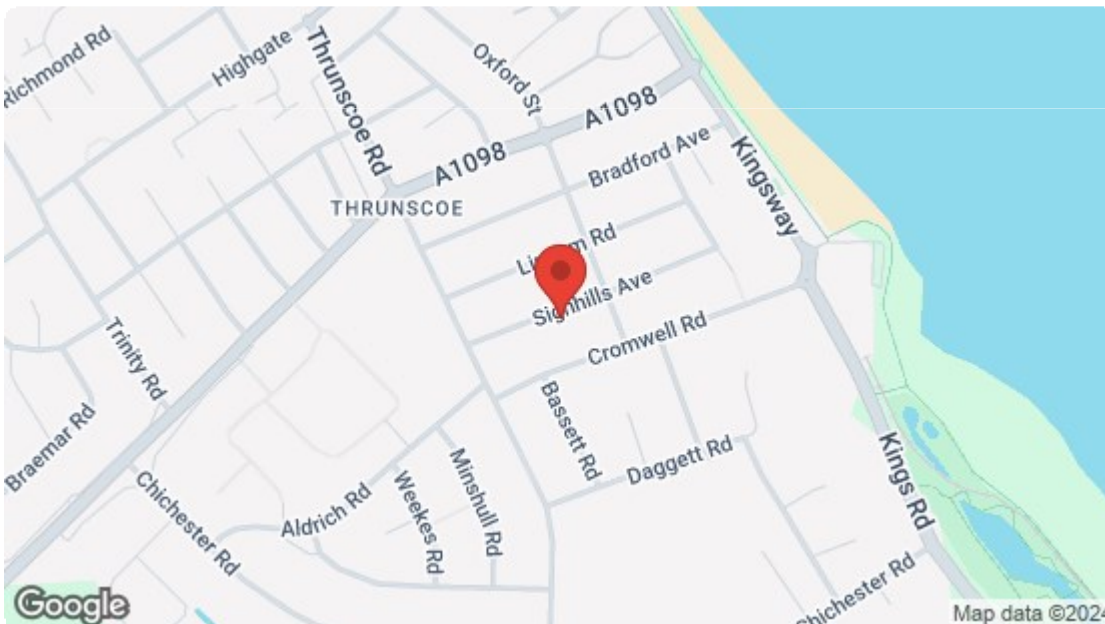
GROUND FLOOR



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		78
(69-80)	C	66	
(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 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.