



33 Swaby Drive Cleethorpes, North East Lincolnshire DN35 9PB

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME located in just off Middlethorpe Road, close to local amenities and highly regarded schools and within easy access of both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing. The accommodation comprises of; Entrance hallway, living kitchen diner, lounge and bathroom with three double bedrooms to the first floor. The property enjoys a corner position with low walled boundary to the front, open driveway providing ample off road parking, detached garage and to the rear a fenced garden with mature planting, lawn, paved patio area and decked patio area. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Offers Over £200,000

- SOUGHT AFTER LOCATION
- SEMI DETACHED FAMILY HOME
- LIVING KITCHEN DINER
- LOUNGE
- BATHROOM (GROUND FLOOR)
- THREE DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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GROUND FLOOR

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ENTRANCE HALL

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

HALL

The welcoming hallway has wood effect laminate flooring and carpeted stairs to the first floor with open white wooden spindle balustrade. Radiator fitted.

LOUNGE

14'6" x 10'11" (4.43 x 3.33)

The lounge is to the front aspect with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator. the main focal point is the composite fireplace with marble hearth, back and inset electric fire.



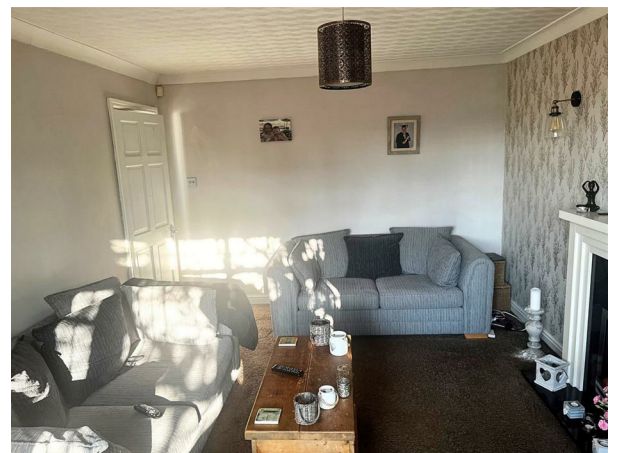
LOUNGE

Additional Photograph



LOUNGE

Additional Photograph



LIVING KITCHEN DINER

21'8" x 17'9" x 10'0" (l shaped) (6.62 x 5.42 x 3.07 (l shaped))

The living kitchen diner is a great family space or entertaining area with a kitchen to one side ample room for a family dining table and lounge area. Having dual aspect uPVC double glazed windows, glazed uPVC door and bi-fold doors leading to the decked patio area. The kitchen benefits from a large range of beech fronted wall and base units with contrasting worksurfaces, matching upstands and tiled splashbacks, the work surface extends to provide a handy breakfast bar area and incorporates a stainless steel sink and drainer, gas/electric range cooker with glass splashback and black chimney style extractor hood. Ample space for an under counter dishwasher, automatic washing machine and an alcove for an American Fridge Freezer. Finished with wood effect laminate flooring and two radiators.



LIVING DINING KITCHEN



LIVING DINING KITCHEN

Additional Photograph



LIVING DINING KITCHEN

Additional Photograph



LIVING DINING KITCHEN

Additional Photograph



LIVING DINING KITCHEN

Additional Photograph



BATHROOM

7'10" x 5'5" (2.39 x 1.66)

Benefitting from a white three piece suite comprising of; Bath with electric shower over and glazed screen, modern combination unit with hand wash basin and low flush wc with hidden cistern and handy storage, matching storage unit and wall mounted cabinet with feature mirror. Finished with tiled walls, tiled effect vinyl flooring, heated towel rail and uPVC double glazed window to the side aspect.

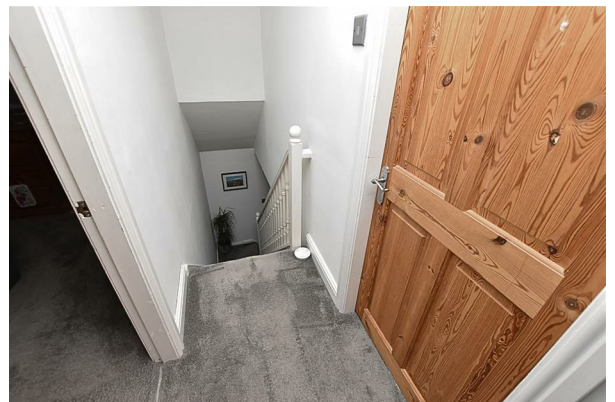


FIRST FLOOR

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FIRST FLOOR LANDING

Having carpeted flooring and doors leading to the bedrooms.



BEDROOM ONE

11'1" x 10'11" (3.38 x 3.35)

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



BEDROOM TWO

12'6" x 7'10" (3.83 x 2.41)

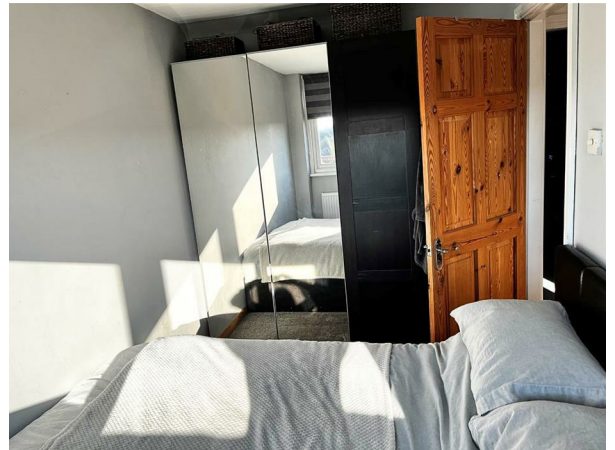
The second double bedroom is to the rear aspect with a uPVC double glazed window, carpeted flooring and radiator. Eaves storage and large cupboard.



BEDROOM THREE

10'11" x 6'8" (3.35 x 2.05)

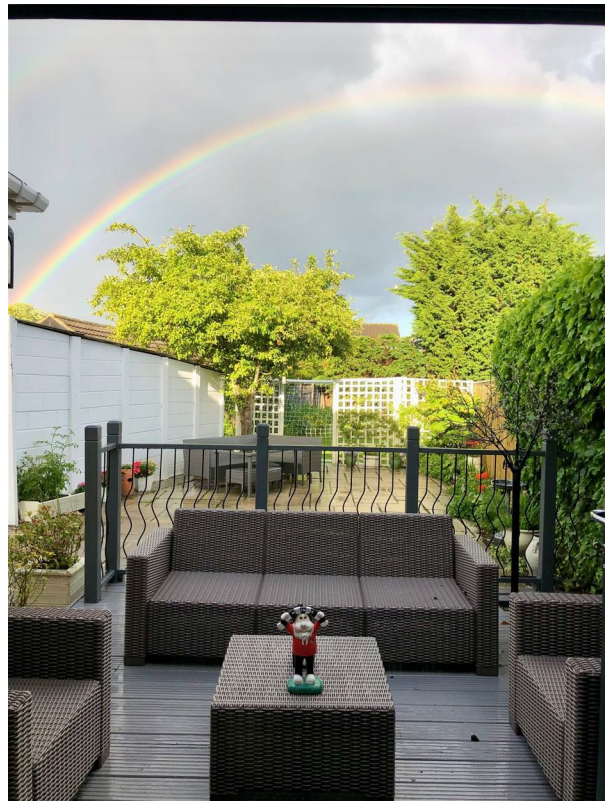
The third double bedroom is to the front of the property and has a uPVC double glazed window, carpeted flooring and radiator.



OUTSIDE

GARDENS

The property enjoys a corner position and has a low brick wall to the front boundary, open access driveway providing ample off road parking for several vehicles. The front garden is mainly paved with feature shingle for low maintenance and has mature planting to the borders. Double metal gates leading to the rear garden. The rear garden is a great size with a decked patio area leading from the property and further paved patio providing the ideal outside entertaining area. Beyond the patio areas is a lawn garden with fenced boundaries and mature planting to the borders.



GARDENS

Additional Photograph

GARDENS

Additional Photographs



COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC -

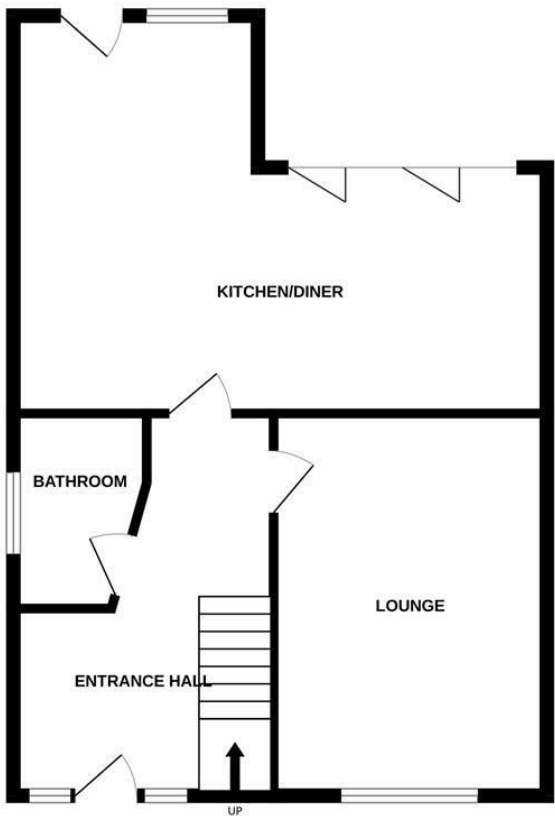
OPENING TIMES

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

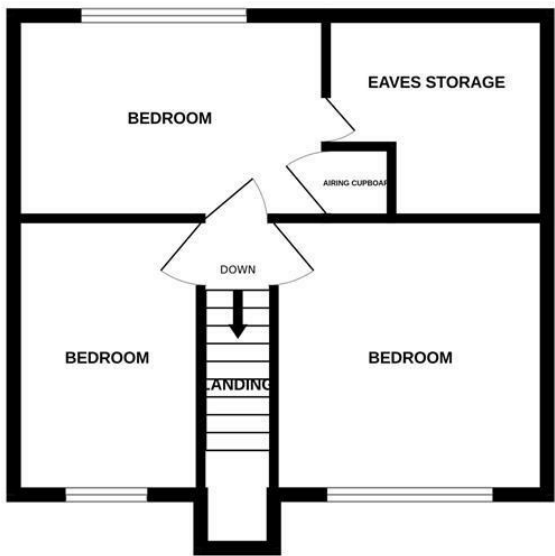
VIEWING ARRANGEMENTS

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

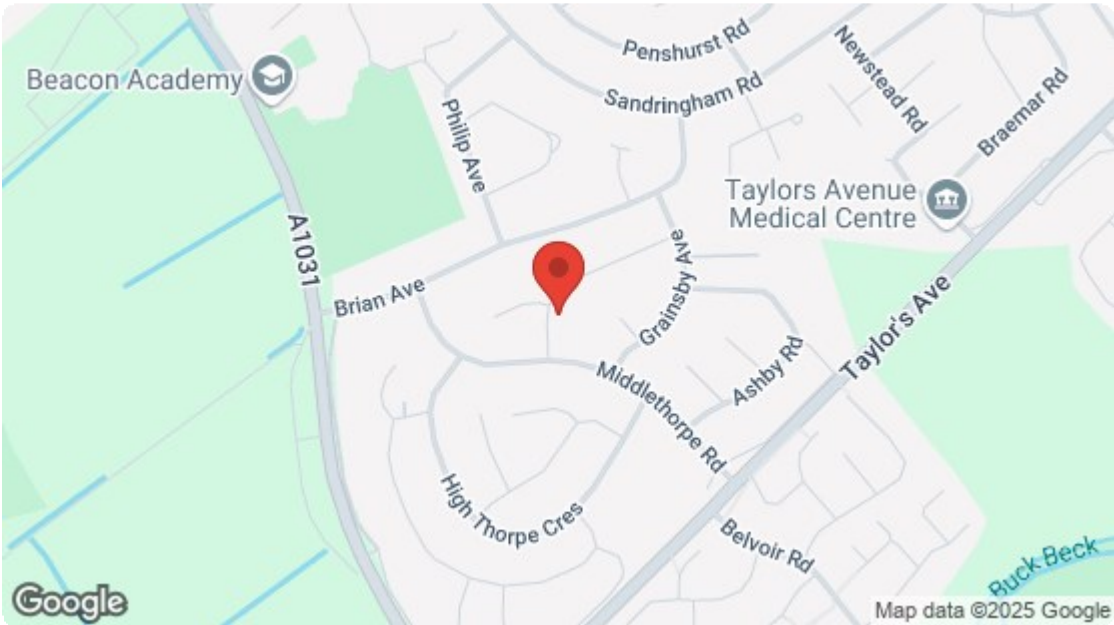
GROUND FLOOR



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		85
(81-91) B		
(69-80) C		
(55-68) D		49
(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 firms 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.