



## 171 Mill Road Cleethorpes, North East Lincolnshire DN35 8JB

We are delighted to offer sale this IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME situated on the ever popular Mill Road a short walk away from Cleethorpes high street and promenade with its abundance of amenities, cafes, bars and restaurants. The property stands proud away from the road with a hedge boundary for privacy and benefits from uPVC double glazing and gas central heating. The versatile accommodation comprises of; Reception hallway, cloakroom/wc, lounge open to dining room, living kitchen diner, snug/fourth bedroom, shower room and to the first floor three bedrooms and family bathroom. The property has a low maintenance front garden which provides ample off road parking for several vehicles, garage with utility area and to the rear a south facing enclosed garden with dual aspect patio areas and lawn. Viewing is an absolute must to appreciate what this property has to offer.

**£350,000**

- CENTRAL CLEETHORPES LOCATION
- DETACHED FAMILY HOME
- LIVING KITCHEN DINER
- LOUNGE
- DINING ROOM
- CLOAKROOM/WC
- FOUR BEDROOMS (ONE TO THE GROUND FLOOR)
- SHOWER ROOM (GROUND FLOOR)
- FAMILY BATHROOM
- SOUTHERLY FACING REAR GARDEN



## 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.

## PHOTOGRAPHS

All the photographs on this brochure are for illustrations purposes only.

## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE

Accessed via an arched composite door into the reception hallway.



### HALLWAY

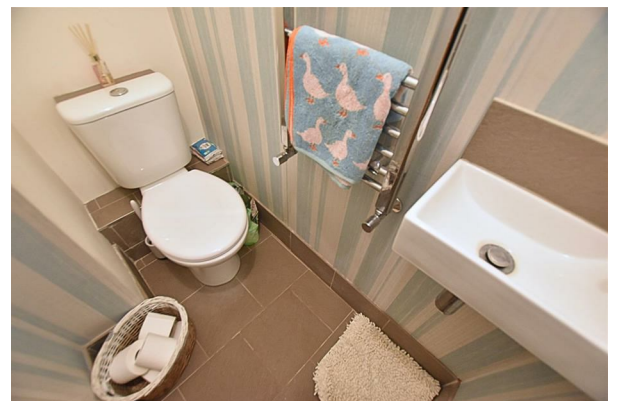
Having tiled flooring with matching skirting, original coving to the ceiling with plate rack, hexogen shaped uPVC light window to the side aspect, radiator and carpeted stairs with open white wooden spindle balustrade. Oak connecting doors.



### CLOAKROOM

5'3" x 3'0" (1.62 x 0.93)

Benefitting from a white two piece suite which comprises of; low flush wc and hand wash basin. Finished with continued tiled flooring from the hallway and heated towel rail.





## LIVING KITCHEN DINER

16'6" x 17'10" (5.05 x 5.45)

This fantastic room creates an ideal family living area with its versatile space providing a open plan kitchen area, dining and lounging area having ample natural light from its uPVC double glazed French doors with side light panels, Velux window's and uPVC window to the side aspect. The kitchen area benefits from a large range of hand painted wall and base units in a mixture of Champagne pink and serenity green with contrasting multi coloured worksurfaces and modern tiled splash backs, incorporating a composite sink and drainer, built in microwave, one and half electric fan assisted ovens, dishwasher and American fridge freezer. A pinnular island provides furth storage with a five ring gas hob and breakfast bar area. Finished with down lights to the ceiling, feature exposed brick wall, column radiator and engineered wood effect flooring. Connecting door to the garage and utility area.



## LIVING KITCHEN DINER



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LIVING KITCHEN DINER



## DINING ROOM

13'10" x 10'2" (4.22 x 3.10)

Access from the kitchen or hallway this fabulous room is open to the lounge and has two uPVC double glazed windows to the side aspect, solid wood flooring and column radiator.



## DINING ROOM



## LOUNGE

11'7" x 11'3" (3.55 x 3.43)

Open to the dining room with a uPVC double glazed bay window to the front aspect with window seat, continued solid wood flooring, original coving and cornice to the ceiling, two uPVC double glazed windows to the side aspect and feature open chimney breast with tiled back and stone hearth.



## LOUNGE





## LOUNGE



## SNUG/FOURTH BEDROOM

16'2" x 10'2" (4.95 x 3.10)

Access from the kitchen the snug could be the fourth bedroom with an en suite ideal for guests or a teenager. Having a Velux window and uPVC double glazed French doors overlooking the garden. Finished with down lights to the ceiling, wood effect laminate flooring and radiator.



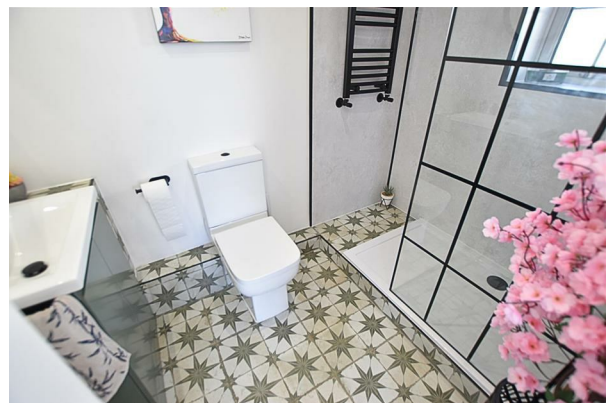
## SNUG/FOURTH BEDROOM



## SHOWER ROOM

7'8" x 5'10" (2.35 x 1.80)

The modern shower room benefits from a white three piece suite comprising of; Walk in shower with mins fed rainfall shower and Azzero black trim glazed shower screen, Aqua paneling to the splash backs, vanity hand wash basin wash basin with handy storage beneath in a modern green colour and low flush wc. Finished with decorative tiled flooring, heated towel rail, down lights to the ceiling, extractor fan and uPVC double glazed window to the side aspect.



## FIRST FLOOR

## FIRST FLOOR LANDING

Having continued carpeted flooring and white wooden open spindle balustrade, uPVC double glazed light window to the side aspect and loft access to the ceiling.



## BEDROOM ONE

11'8" x 10'11" (3.58 x 3.34)

The master bedroom is to the front of the aspect and has a uPVC double glazed bay window with window seat with two further uPVC double glazed windows to the side aspect all with modern blinds fitted. Finished with carpeted flooring, picture rail and radiator.



## BEDROOM ONE



## BEDROOM ONE





## BEDROOM TWO

13'11" x 10'3" (4.26 x 3.13)

The second double bedroom is to the rear of the property with a uPVC double glazed window with modern blinds fitted, carpeted flooring, radiator, picture rail and built in wardrobes with mirrored sliding doors.



## BEDROOM THREE

8'10" x 6'3" (2.70 x 1.93)

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



## BATHROOM

5'10" x 5'1" (1.79 x 1.57)

The family bathroom benefits from a white three piece suite comprising of; Bath with mains fed rainfall shower over and glazed screen, combination unit in black wood with hand wash basin and low flush wc having a hidden cistern. Finished with fully tiled walls and floor, heated towel rail, feature kickboard lighting, down lights to the ceiling and a uPVC double glazed window to the front aspect.



## OUTSIDE

### GARDENS

The property stands away from the road with open access to the low maintenance front garden which provides ample off road parking, hedge front boundary and fenced sides with a side access gate. The southerly facing rear garden has modern composite fencing to the side boundaries and a walled rear boundary. Dual aspect paved patio area's ideal for outside entertaining or relaxing in the sun and lawn with feature slate borders.





## GARDENS



## GARDENS



## GARDENS



## GARDENS



## GARAGE

The garage has double wooden doors to the front and an internal door leading to the kitchen. Fitted with electric and lighting and housing the wall mounted boiler. The garage also benefits from a utility area with plumbing for an automatic washing machine and ample space for a fridge freezer and tumble dryer.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

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**

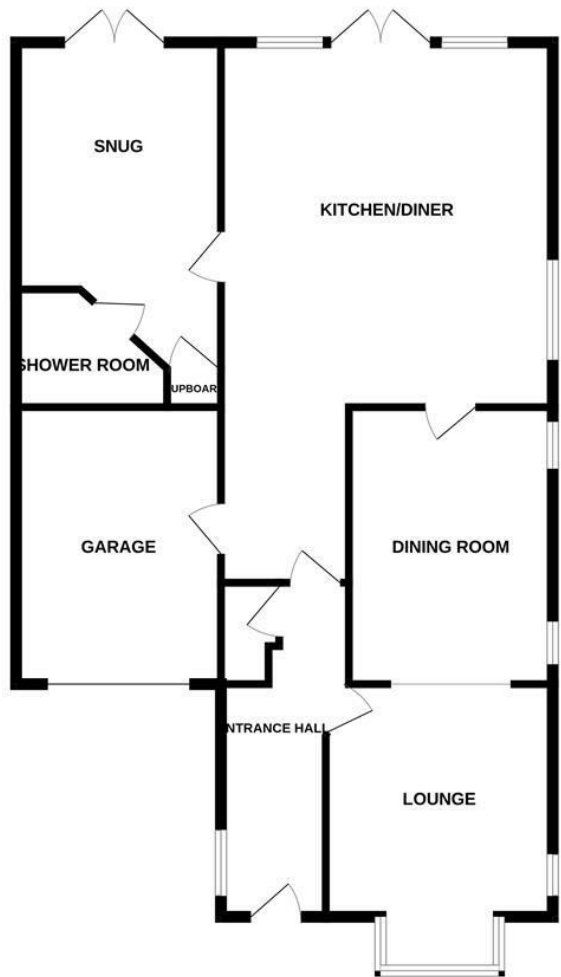
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

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



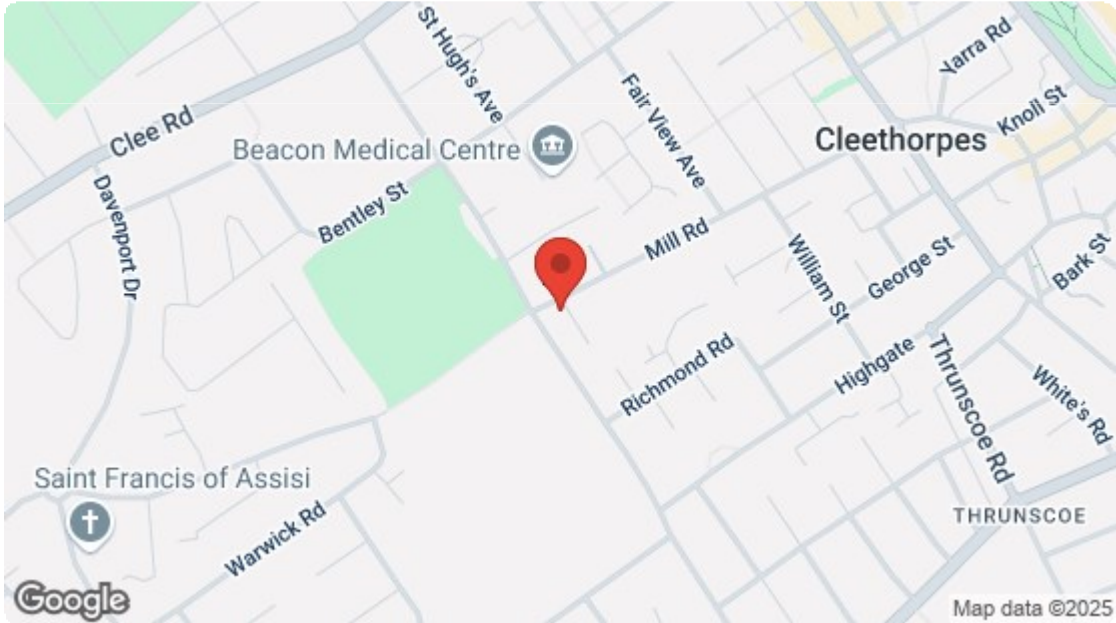
GROUND FLOOR





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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.