



25 Fairway Court Cleethorpes, North East Lincolnshire DN35 0NN

A very spacious and an immaculately presented FOUR BEDROOM DETACHED FAMILY HOME which is within easy access of the BEACH. The superb accommodation includes: Entrance hall, cloaks/wc, sitting room, good sized lounge, stunning conservatory/dining room, and a fabulous kitchen/breakfast room with a walk in pantry. To the first floor there are four bedrooms and a family bathroom/wc. Gas central heating system. Double glazing. Security alarm. Detached brick garage. Enclosed front and rear gardens. MANY EXTRAS INCLUDED. NO FORWARD CHAIN.

£345,000

- CLOSE TO THE BEACH
- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- FAMILY BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- BRICK GARAGE
- ENCLOSED FRONT AND REAR GARDENS
- NO FORWARD CHAIN



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.

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Approached via a composite entrance hall, the welcoming L shaped hall has a striking oak style flooring, coving to ceiling, fitted dado rail together with a radiator having a decorative cover.



CLOAKS/WC

Having a suite in white comprising a low flush wc and a wall mounted sink. Oak style flooring. Radiator and coving to ceiling. Double glazed window.



LOUNGE (FRONT)

11'5" x 21'3" (3.48 x 6.49)

This excellent sized formal lounge has a double glazed bow window to the front elevation which is fitted with a window seat, two radiators and four wall light points. Coving to ceiling and again having oak style flooring. To the rear of this room are double glazed french doors which opens into the conservatory/dining room.



SITTING ROOM (REAR)

12'6" x 9'9" (3.83 x 2.98)

Having a double glazed bow window to the front elevation, radiator and coving to ceiling.



CONSERVATORY

13'1" x 12'11" (4 x 3.95)

This lovely addition to the family home has recently had a Guardian solid ceiling fitted which is inset with spot lights and double glazed windows and doors. Radiator with a decorative cover.



KITCHEN/BREAKFAST ROOM

14'2" x 15'9" (4.33 x 4.82)

This fabulous kitchen is fitted with an abundance of cream and base cupboards including a dresser style unit together with a tiled recess set within a mock mantle which houses the Rangemaster cooker range. Included in the sale are the washing machine and the American fridge/freezer. The high quality Peitra work tops are inset with a white resin sink. Victorian cast iron radiator. Double glazed french door to the rear plus a uPVC door to the side elevation. A small lantern roof allowing additional nature light during daylight hours.



KITCHEN/BREAKFAST ROOM



ISLAND UNIT PHOTO



PANTRY CUPBOARD

This useful pantry cupboard has a vinyl floor, radiator and houses the security alarm pad.

FIRST FLOOR

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LANDING

Having a double glazed window to the rear elevation . Access to roof space which houses a Bosch gas fired boiler.



BEDROOM 1 (FRONT)

11'5" x 11'5" (3.50 x 3.49)

Double glazed window to the front elevation, radiator and coving to ceiling. Included in the sale are the free standing and the built in wardrobe units.



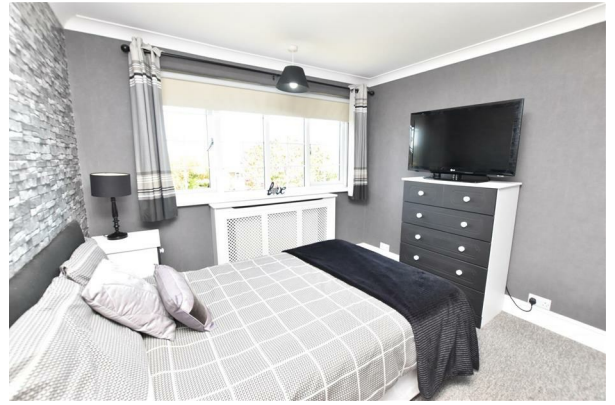
BEDROOM 1



BEDROOM 2 (FRONT)

9'10" x 10'7" (3 x 3.23)

Double glazed window, radiator and coving to ceiling. Included in the sale are the floor to ceiling wardrobe cupboards.



BEDROOM 2



BEDROOM 3 (REAR)

9'2" x 9'10" (2.80 x 3.02)

Double glazed window. Radiator and included in the sale are the fitted wardrobe cupboards.



BEDROOM 4 (REAR)

8'3" x 11'8" (2.53 x 3.57)

Double glazed window, coving to ceiling and radiator having a decorative cover. Included in the sale are the wardrobe cupboards.



BATHROOM

7'1" x 5'4" (2.18 x 1.65)

Fitted with a suite in white comprising a panelled bath having a glass screen and shower above plus a white vanity unit comprising a semi recessed sink and a concealed wc. Radiator. Double glazed window. Vinyl flooring.



OUTSIDE



DETACHED BRICK GARAGE

18'1" x 8'3" (5.53 x 2.52)

Up and over door to the front, light and power.

THE GARDENS

The property stands in both front and rear enclosed gardens, with the fore garden being approached via high double gates, this garden is mainly lawned inset with exotic planting. A concrete driveway provides additional off road parking and leads to the garage at the rear. A high gate leads into enclosed rear garden which has a grey composite decking with aluminum joists, situated close to the house which is ideal for outside entertaining with the remainder of garden containing a small lawn together with a gravel area and a paved patio which could house a table and chairs. Also included in the sale is the garden store.



THE GARDENS



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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

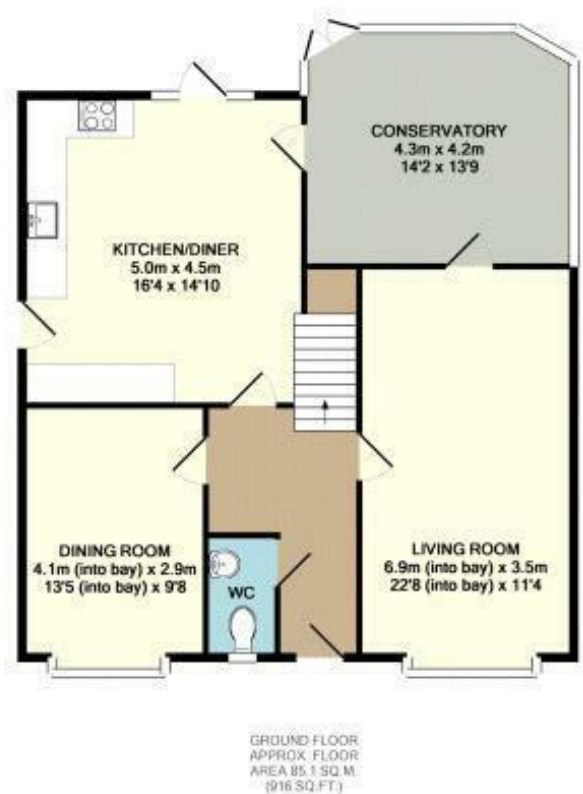
EPC - C

VIEWING ARRANGEMENTS

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

OPENING TIMES

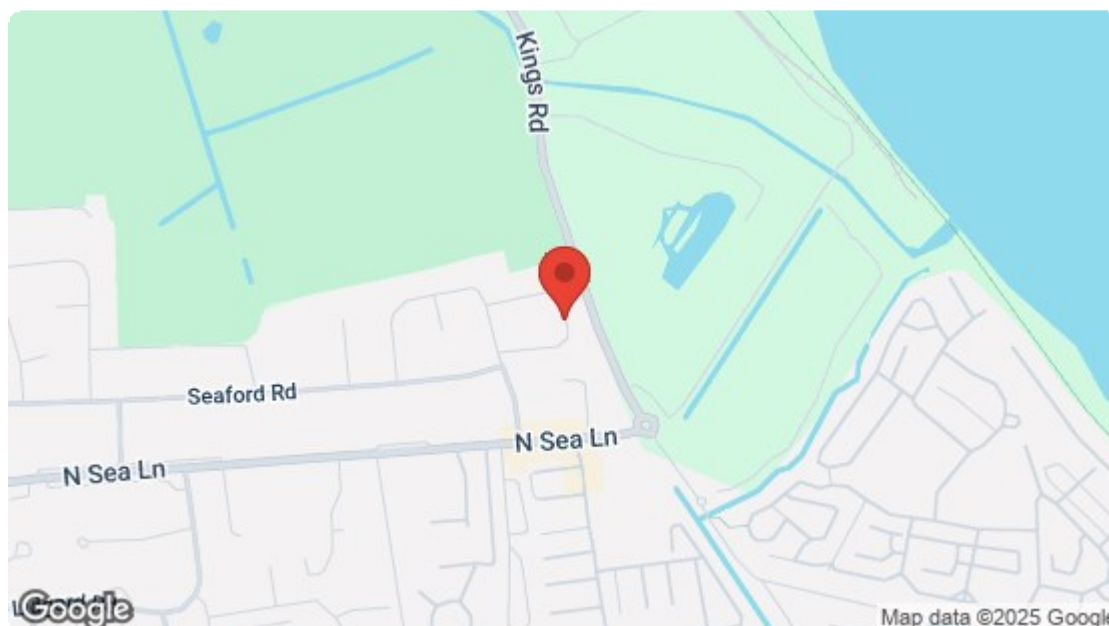
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



TOTAL APPROX. FLOOR AREA 141.5 SQ. M. (1523 SQ. FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		84
(81-91) B		
(69-80) C	71	
(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 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.