

BETTLES, MILES & HOLLAND

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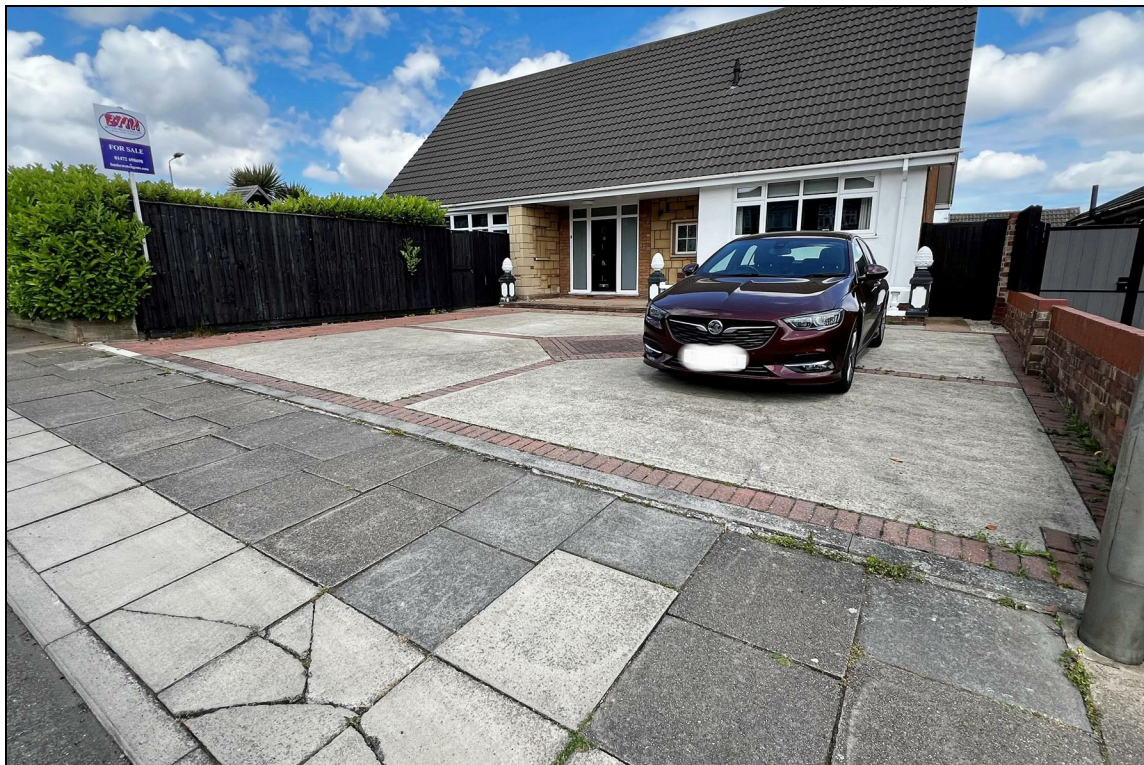
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PROPERTY FOR SALE

10 PEARSON ROAD, CLEETHORPES

PURCHASE PRICE £545,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

D

PURCHASE PRICE

£545,000

TENURE

We understand the property to be Freehold, but this is to be confirmed by the solicitors



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10 PEARSON ROAD, CLEETHORPES

This stunning detached house, situated on a generous corner plot, has been meticulously refurbished to a high standard by the current owners, ensuring a blend of modern comfort and classic elegance. The property is totally unique, and huge with a floor space measuring over 2,400 SqF" and sits on a 1/4 acre of land. The property boasts numerous upgrades including an extension, new roof, complete re-wire and re-plumbing and new double glazing throughout. The inside of the property has also undergone a full transformation with a new kitchen, utility and both bathrooms and two of the bedrooms have large separate dressing rooms, which could potentially be turned into two further bedrooms.

Featuring a grand entrance hall with a mezzanine landing and oak balustrade, creating an outstanding first impression. There is a superb fitted kitchen with an island and bi-fold doors opening onto the patio, perfect for both entertaining and family meals. A Utility Room: Conveniently located adjacent to the kitchen for additional storage and laundry needs. The property has two spacious receptions rooms providing ample living space and there are also two double bedrooms and a luxurious four-piece bathroom to the ground floor. To the first floor two additional double bedrooms, each with a dressing room. There is also another four-piece bathroom and a large cupboard which could potentially be converted into an en-suite.

Exterior: A concrete and block-paved driveway to the front and a second driveway to the side, featuring wooden double gates and pillars. Beautiful wrap around gardens offering ample outdoor space, complemented by a southwest facing patio area ideal for alfresco dining. Walled and tree-lined boundary ensuring privacy and a serene atmosphere.

This property offers a perfect combination of space, style, and modern living, making it an ideal family home.

VIEW OF PROPERTY



VIEW OF PROPERTY



ENTRANCE HALL

11'7 x 1'8 (3.53m x 0.51m)

Through a centralised composite front door with side panels into this breathtaking hall which is the whole height of the property and has a mezzanine landing. There is a boiler cupboard with a window and a hatch in the floor which takes you under part of the property. An oak floor, doors to the lounge and dining room, up a small flight of stairs to bedrooms three and four and the bathroom.



10 PEARSON ROAD, CLEETHORPES

LOUNGE

17'10 x 15'7 (5.44m x 4.75m)

The lounge is to the front of the property with a u.PVC double glazed bow window and two u.PVC double glazed windows to the side, a ceramic fire surround with a marble back and hearth and a coal effect electric fire. A central heating radiator and a light to the ceiling.



LOUNGE



10 PEARSON ROAD, CLEETHORPES

DINING ROOM

24'3 x 10'11 (7.39m x 3.33m)

With a u.PVC double glazed window to the side, a central heating radiator, double doors into the kitchen and two lights to the ceiling.



KITCHEN

21'10 x 13'1 (6.65m x 3.99m)

The modern kitchen with a range of pale grey larder cupboards, wall and base units, a central island, with Quartz work surfaces and tiled reveals, a black sink unit with a chrome mixer tap. An housed electric oven, an integrated electric hob with a black extractor fan above, an integrated dish washer and fridge/freezer. A u.PVC double glazed window and door, two vertical radiators and bi-fold doors that lead out onto a patio area. There are two vertical radiators, vinyl to the floor, spot lights to the ceiling.



10 PEARSON ROAD, CLEETHORPES

KITCHEN



KITCHEN



10 PEARSON ROAD, CLEETHORPES

UTILITY ROOM

8'3 x 8'7 (2.51m x 2.62m)

The utility room with pale grey wall and base units with Quartz work surfaces and tiled reveals, and there is a black sink unit with a chrome mixer tap. There is plumbing for a washing machine. There is space for an American style fridge/freezer, a u.PVC double glazed window, a central heating radiator, vinyl to the floor and spot lights to the ceiling.



WC

With a white WC with a central chrome flush, a sink set in a vanity unit with a chrome mixer tap with tiled splash backs. A u.PVC double glazed window, a central heating radiator, vinyl to the floor and spot lights to the ceiling.

BEDROOM 3

16'4 x 11'10 (4.98m x 3.61m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 3



BEDROOM 4/OFFICE

10'10 x 11'10 (3.30m x 3.61m)

Another double bedroom to the rear of the property currently being used as an office with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



10 PEARSON ROAD, CLEETHORPES

GROUND FLOOR BATHROOM

10'9 x 10'3 (3.28m x 3.12m)

The ground floor bathroom with a white four piece suite comprising of a paneled bath with a chrome mixer shower tap, his and her sinks set in a vanity unit and a WC all with chrome fittings. There is a double walk-in shower with a chrome riser a chrome head and a large chrome waterfall head. Two u.PVC double glazed obscure windows, a white vertical radiator, a white ladder style radiator, fully tiled walls and floor and two lights to the ceiling.



LANDING

An oak balustrade takes you up the stairs to the first floor accommodation where doors to the bedrooms and bathroom lead off and there is also access to the loft here. There is a large cupboard measuring 7'7 x 3'8 with a central heating radiator and a light to the ceiling. This room is next to the bathroom and could be turned into an ensuite, if you wish.

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BEDROOM 1

18'0 x 13'7 (5.49m x 4.14m)

The master bedroom with a u.PVC double glazed window, two built in cupboards, a central heating radiator and a light to the ceiling.



BEDROOM 1



10 PEARSON ROAD, CLEETHORPES

DRESSING ROOM

17'9 x 7'7 (5.41m x 2.31m)

With a u.PVC double glazed window to the rear, a central heating radiator and two lights to the ceiling.



DRESSING ROOM



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BEDROOM 2

12'0 x 13'7 (3.66m x 4.14m)

Bedroom two is another double with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 2



10 PEARSON ROAD, CLEETHORPES

DRESSING ROOM

12'3 x 7'5 (3.73m x 2.26m)

With a u.PVC double glazed window to the rear, a central heating radiator and a light to the ceiling.



BATHROOM

12'4 x 7'7 (3.76m x 2.31m)

The bathroom with a white suite comprising of a free standing claw foot bath with a chrome mixer shower tap, a pedestal wash hand basin with chrome taps, a WC with a chrome flush. A u.PVC double glazed obscure window, a chrome ladder style radiator, a central heating radiator, vinyl to the floor, an LED mirror and a light to the ceiling.



GARAGE

The garage with an electric door, three double electric sockets and a light.

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PATIO

There are two southwest facing patio areas which are laid to pavers with decorative block-paved edging.



10 PEARSON ROAD, CLEETHORPES

OUTSIDE

There is a concrete drive with decorative block-paved edging to the front of the property providing off road parking for three cars. The remainder of the wrap around gardens have a low walled and tree-lined boundary and is mainly laid to lawn with a concrete pathway. There are hot and cold outside taps.

The rear garden has a walled and fenced boundary and is laid to lawn again with a concrete pathway and an outside tap.

Both sides of the garden are gated providing security and there is outside lighting around the property.



OUTSIDE

10 PEARSON ROAD, CLEETHORPES

OUTSIDE



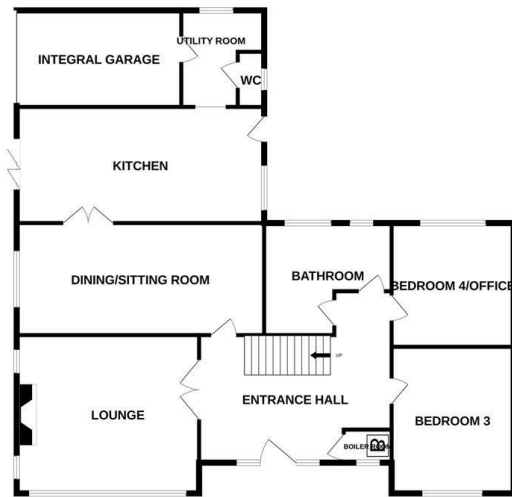
DRIVE

Through wooden double gates with brick pillars to the second drive which is accessed from the side of the property.

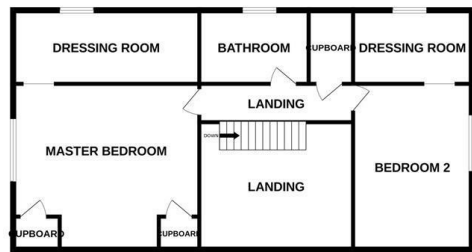
GATES



GROUND FLOOR

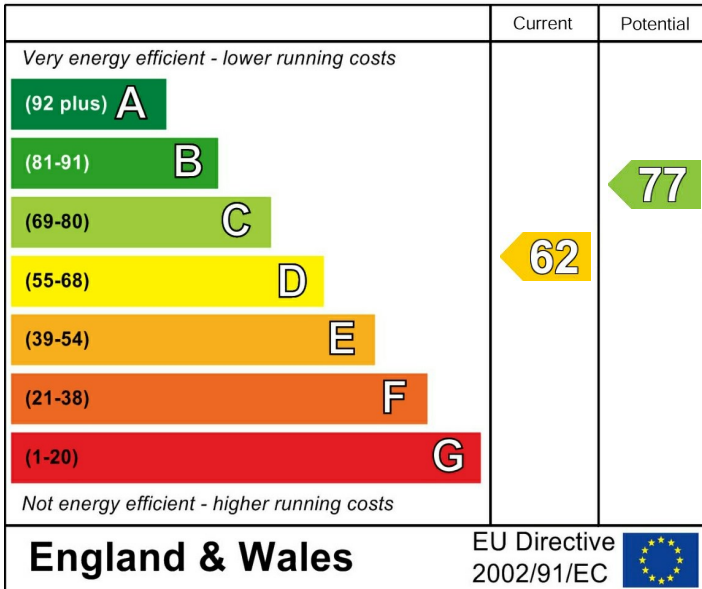


1ST FLOOR

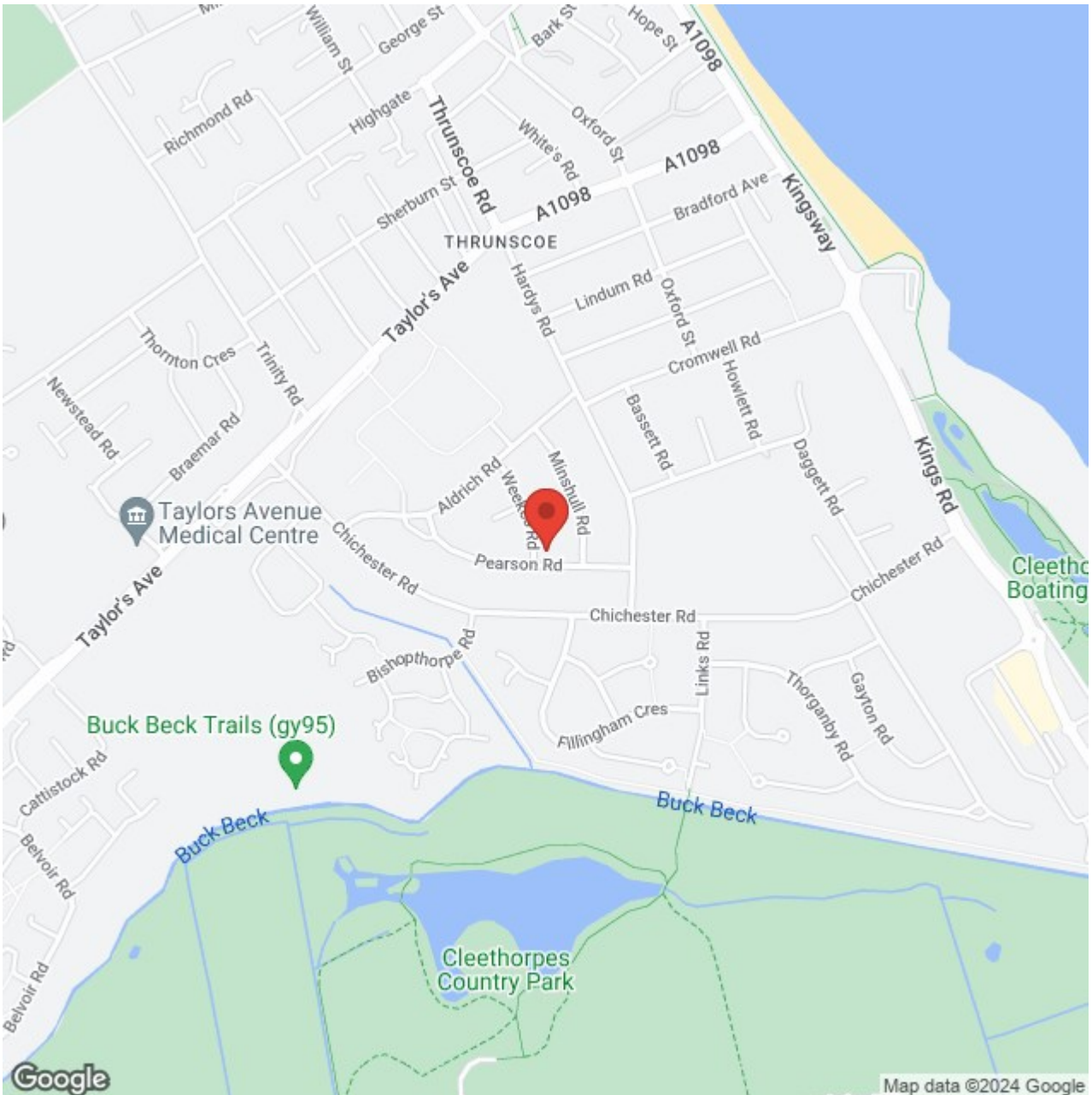
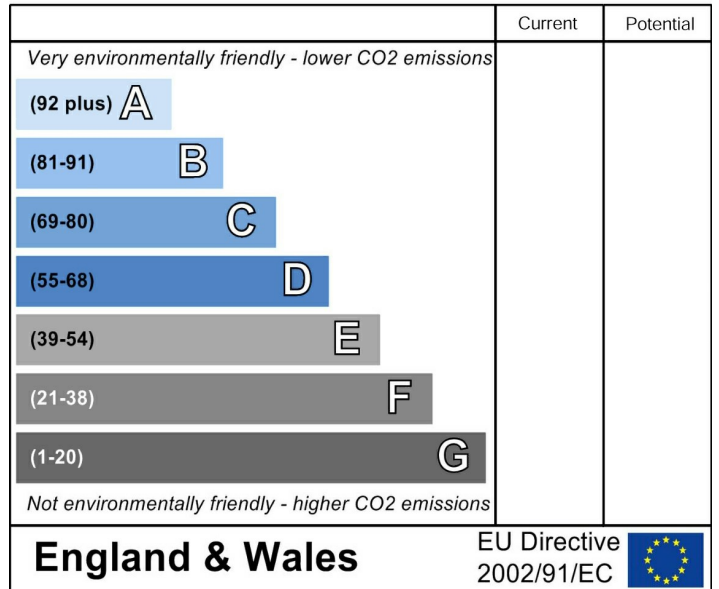


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Environmental Impact (CO₂) Rating



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Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

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