

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 15 ARDEN VILLAGE, CLEETHORPES

**PURCHASE PRICE £151,900 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£151,900

#### TENURE

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



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## 15 ARDEN VILLAGE, CLEETHORPES

\*\*\*\*\*REDUCED FOR A QUICK SALE\*\*\*\*\*

Nestled in the charming Arden Village, within the sought-after Cleethorpes Country Park, this modern mid-terrace house presents an excellent opportunity for both first-time buyers and families alike. Offered for sale with no chain, this property boasts a well-designed layout that includes a welcoming reception room, a spacious kitchen/diner, three comfortable bedrooms, and a family bathroom.

The home is enhanced by double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, you will find parking for one vehicle, along with a delightful rear garden, perfect for enjoying the outdoors or entertaining guests.

The location is particularly appealing, as it is situated close to excellent schools and a variety of local amenities, making it an ideal choice for families. With its modern features and convenient setting, this property is a fantastic opportunity to secure a lovely home in a vibrant community. Do not miss the chance to view this delightful residence in Cleethorpes.

### HALLWAY

4'3" x 4'5" (1.30 x 1.36)

Entered in through a u.PVC double glazed georgian style door, there a central heating radiator.

### LOUNGE

13'8" x 12'7" (4.19 x 3.85)

This bright and airy room has a large Georgian style u.PVC double glazed window to the front elevation, a central heating radiator, wood effect laminate flooring, a central ceiling light and door through to the kitchen.





## 15 ARDEN VILLAGE, CLEETHORPES

### **KITCHEN/DINER**

16'1" x 7'9" (4.91 x 2.38)

This kitchen/diner is a good size, with a range of fitted shaker style units in white, configured in a "U" shape for ease of use and space for appliances, there is a stainless steel sink and mixer tap. The boiler is situated here and there is wood effect lino throughout. There is a u.PVC double glazed window to the kitchen side of this room, then to the dining end there is space for a dining table and chairs, a spacious under the stairs storage cupboard. A u.PVC double glazed window and door leading out to the back garden.



### **LANDING**

Up the stairs from the hallway to the first floor, doors to all rooms leading off, the loft is also accessed from here and there is a useful airing cupboard housing the water tank.

## 15 ARDEN VILLAGE, CLEETHORPES

### **BEDROOM 1**

11'10" x 9'1" (3.61 x 2.79)

Situated to the front of the property this airy colourful room has a Georgian style u.PVC double glazed window, a central heating radiator, an off centered ceiling light and wood effect laminate flooring,



### **BEDROOM 2**

8'10" x 9'9" (2.70 x 2.99)

The second bedroom is again a light and airy double, with u.PVC double glazed window to the rear elevation, a central heating radiator, an off centered ceiling light with wood effect laminate flooring.





## 15 ARDEN VILLAGE, CLEETHORPES

### **BEDROOM 3**

6'11" x 6'11" (2.11 x 2.11)

This single bedroom is situated to the rear of the property, with a u.PVC double glazed window, a central heating radiator, central light fitting and a black carpet.



### **BATHROOM**

5'3" x 6'7" (1.61 x 2.03)

This partially tiled bathroom is situated to the front of the property, with a Georgian style u.PVC double glazed window with privacy glass, a coloured panelled bath, a pedestal wash had basin and a low flush W/C. The bathroom has wood effect lino to the floor, a central heating radiator and a central light fitting.



### **OUTSIDE**

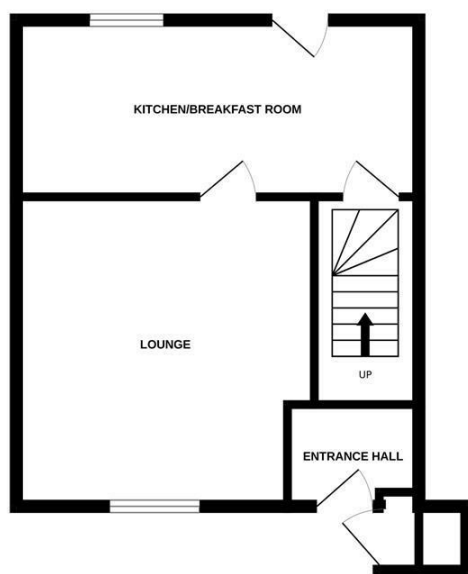
The front of the property is laid for parking. The rear of the property is fully fenced in, with a patio, lawned area, a gravelled area and a gate for access, there is also an outside tap.



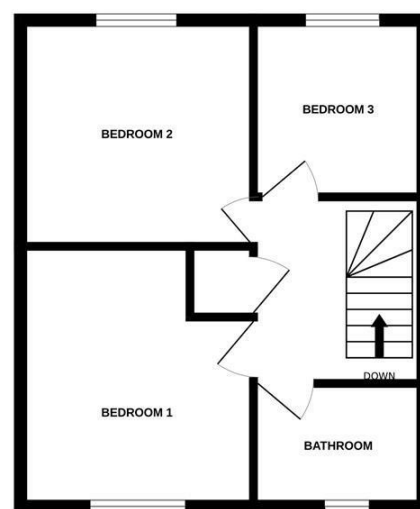
## 15 ARDEN VILLAGE, CLEETHORPES



GROUND FLOOR

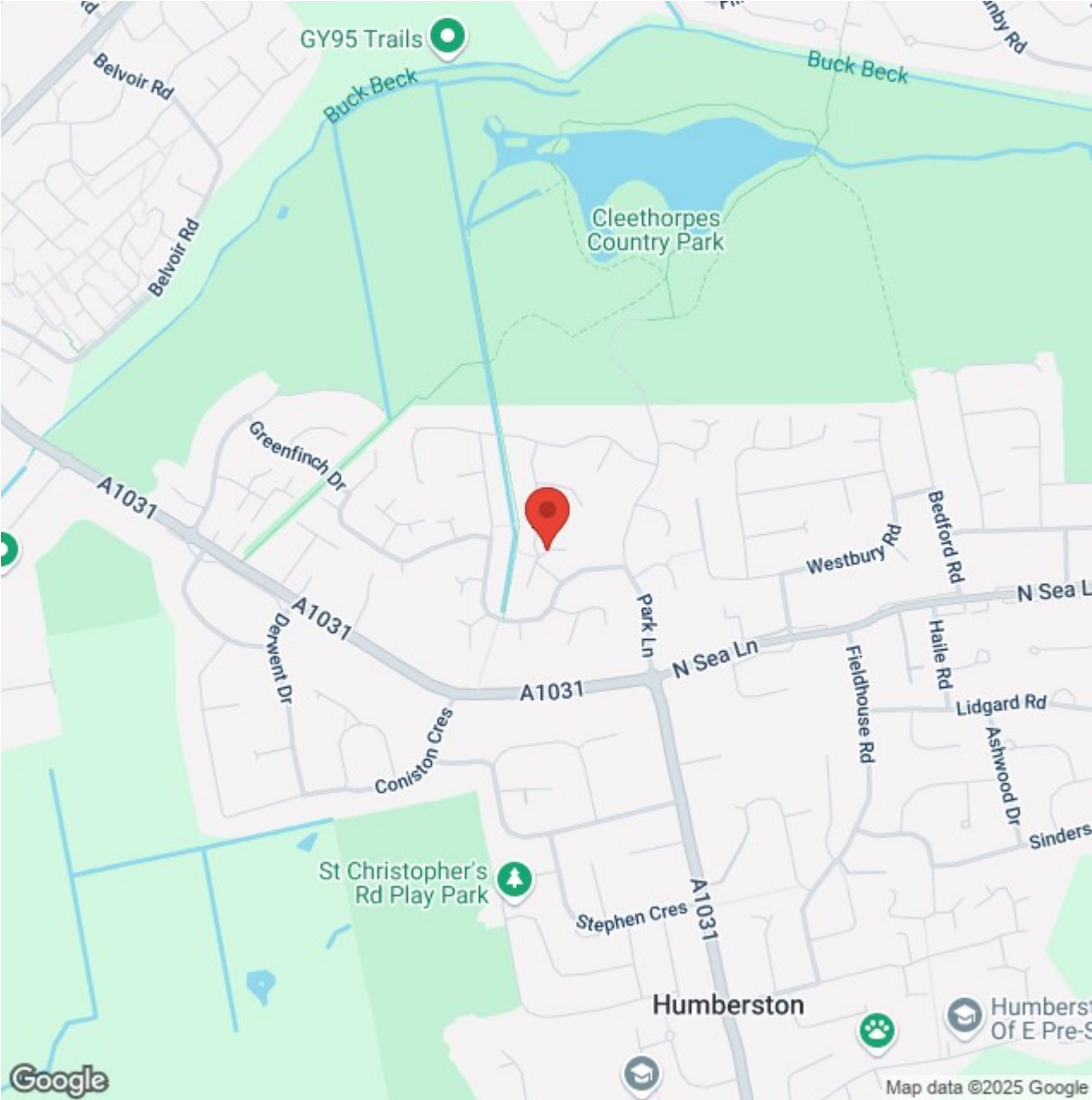
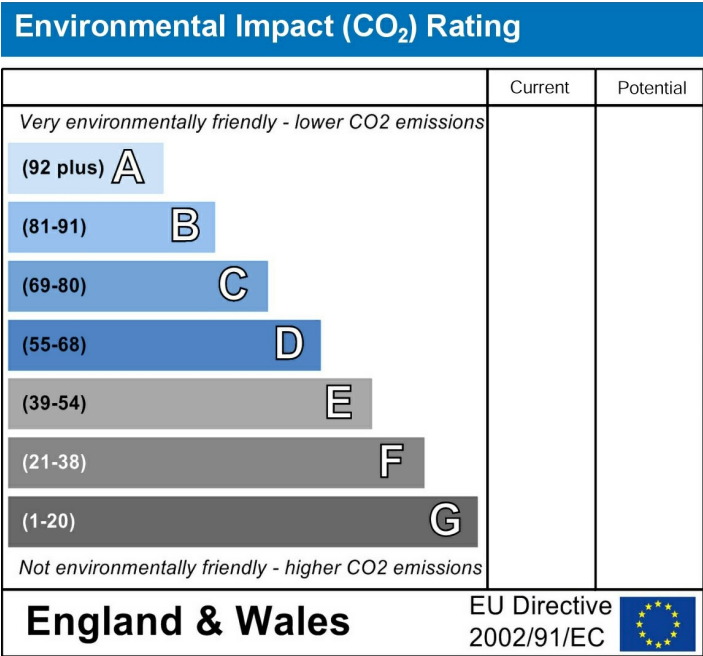
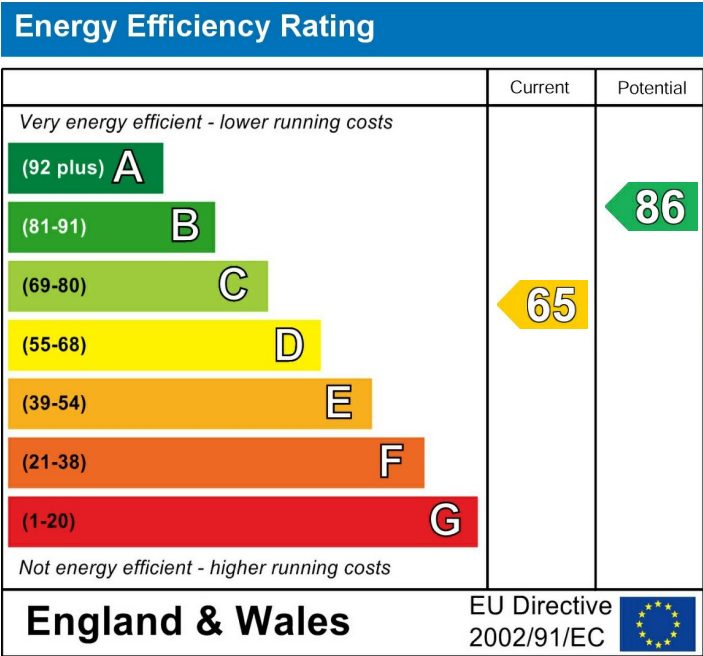


1ST FLOOR



MID TERRACE

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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## **ADDITIONAL NOTES**

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We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

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Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

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#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

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

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***YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.***

*They normally charge a fee of £495 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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