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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



44 Westbury Road
Cleethorpes
DN35 0QH

£249,500

Coming to market with NO FORWARD CHAIN is this well proportioned four bedroom detached house set in a very popular and established part of Cleethorpes. Only a short walk from the beautiful country park, within easy reach of both excellent bus transport links, amenities and excellent schooling not to mention the seafront and promenade, this property offers generous accommodation over two floors with flexible use for the ground floor bedrooms. The property requires an amount of modernisation and updating and is priced accordingly and briefly comprises entrance hall, kitchen breakfast room, lounge, conservatory, two ground floor bedrooms, family bathroom, lobby to stairs and landing and two double first floor bedrooms. Outside the property has well presented gardens to the front and rear with ample off road parking on long driveway to single brick and tile detached garage.

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Entrance hall

The entrance has short covered porch to uPVC frosted door and into a welcoming L shaped area. The hallway has green decor and carpet, built in storage cupboards, radiator and pendant light.

Lounge

16' 5" x 11' 6" (5.01m x 3.51m)

The lounge has green carpet, beige/pale green decor to coving, wood fire surround, marble inset and hearth and gas fire, radiator, pendant light and uPVC window.

Kitchen breakfast room

11' 5" x 11' 7" (3.47m x 3.53m)

A relatively dated kitchen is still smartly presented and functional with pale blue kitchen and work top, mosaic style vinyl wallpaper, blue carpet, 1.5 sink drainer, space for fridge freezer, washing machine and cooker. There is space for a small breakfast table and chairs, frosted door to conservatory, uPVC window to conservatory too, radiator and strip light.

Conservatory

8' 11" x 10' 8" (2.72m x 3.26m)

A brick base conservatory has uPVC windows and frosted roof, uPVC door to patio, radiator, wood laminate, wall light and fitted blinds.

Bedroom One

12' 7" x 11' 2" (3.83m x 3.40m)

The largest ground floor bedroom has fitted wardrobes, uPVC window to the front, green carpet, white decor with feature wall, radiator and pendant light.

Bedroom Two

8' 11" x 11' 2" (2.72m x 3.40m)

The second ground floor bedroom has uPVC window to the rear, green carpet, pale blue decor, radiator and pendant light.

Lobby

7' 10" x 7' 7" (2.40m x 2.30m)

A small room with space for a small office area leads to the first floor stairs and has uPVC window to the side, pale green decor, and carpet, ceiling light and radiator.

Stairs and landing

The stairs turn 90 degrees from the the lobby area and have, green decor and carpet, frosted uPVC window and pendant light to the landing.

Bedroom Three

9' 6" x 13' 11" (2.90m x 4.23m)

The largest of the two upstairs rooms by 13 cms, this large double room has white decor, grey carpet, radiator, uPVC window, pendant light and loft access.

Bedroom Four

9' 11" x 13' 11" (3.03m x 4.23m)

The fourth bedroom has white decor, beige carpet, uPVC window, radiator, pendant light and eaves storage.

Garage

8' 8" x 18' 1" (2.63m x 5.50m)

A single brick and tile detached garage has timber wood traditionally opening frosted doors to the front, single glazed window to the side with power and light inside.

Rear garden

The rear garden is laid to lawn with concrete paths to the rear of the garage and across the garden, there are well stock soil borders with some mature planting, timber shed approx 8x10ft used as a workshop with electrics and 6 foot timber fencing to all sides.

Front garden and driveway

A metal gated driveway offers ample off road parking on its way to the garage with the garden being laid to lawn with fence to both sides and low wall to the front.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however
Crofts have not inspected or tested any of the services or service
installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are
strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please
view the website www.voa.gov.uk/cti



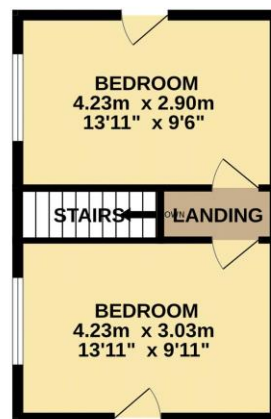
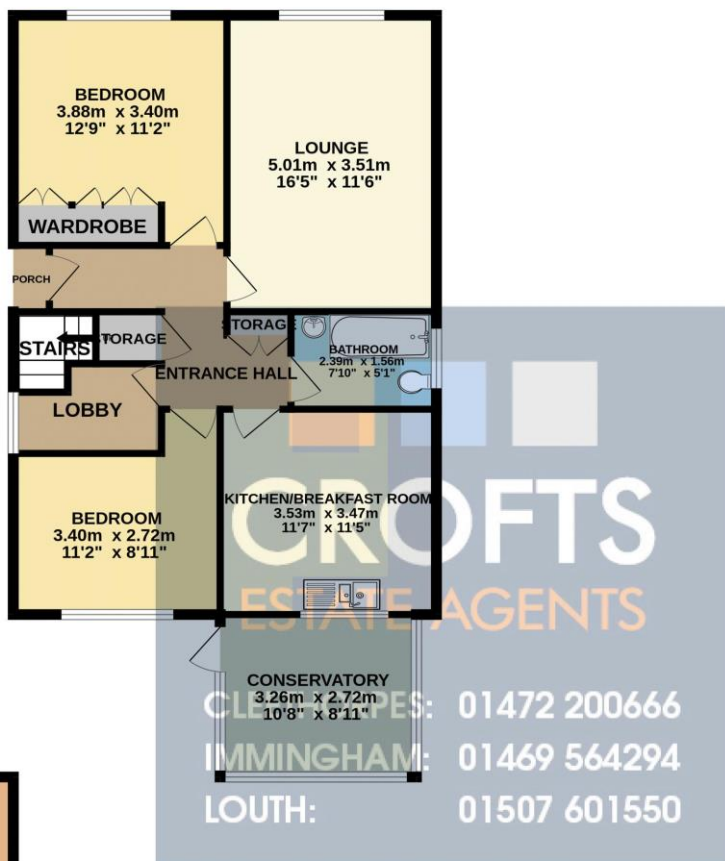


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
93.9 sq.m. (1011 sq.ft.) approx.

1ST FLOOR
28.7 sq.m. (309 sq.ft.) approx.



TOTAL FLOOR AREA: 122.7 sq.m. (1320 sq.ft.) approx.

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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