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



Cumberland Road

Cleethorpes
DN35 0NS

Offers in the Region Of
£270,000

Coming to the market with NO FORWARD CHAIN is this substantial four bedroom detached chalet style house. Occupying a prominent corner position on a large plot, this property has flexible accommodation with two ground floor bedrooms which could potentially have other uses. Briefly comprising kitchen diner, lounge diner, entrance hall, lobby, four bedrooms, modern bathroom with shower and en suite to the master bedroom this property ticks all the boxes for modern living. Outside the property benefits from well maintained gardens to the front side and rear with detached single garage and concrete driveway providing parking for up to four cars and space for camper van or caravan.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Entrance hall

11' 1" x 9' 11" (3.39m x 3.02m)

A good sized entrance hall has uPVC frosted front door with two full length uPVC frosted windows and uPVC frosted window to the side. The room has built in storage, laminate flooring, cream decor to coving, radiator, pendant light and ceiling rose.

Lounge

9' 11" x 15' 5" (3.01m x 4.70m)

Open plan to a dining area in an L shape, the lounge part has uPVC window to the front, sand stone fireplace, beige carpet, cream decor to coving and pendant light.

Dining area

9' 4" x 8' 1" (2.85m x 2.46m)

The dining area forms the other part of the L shape and has uPVC window to the side, radiator, cream decor to coving, beige carpet, wall lights and serving hatch from the kitchen,

Kitchen breakfast room

10' 3" x 14' 9" (3.13m x 4.50m)

A wood kitchen with black work top runs around all sides of the room and has integral eyeliner double oven grill, electric hob with extractor over, space for washing machine, dish washer and tall fridge freezer. The room has opaque window and serving hatch to the dining room, uPVC frosted door and uPVC window with blinds

to the side, breakfast bar, grey tiled floor, cream walls with black and beige tiled splash backs and four way light to the ceiling.

Lobby

A central lobby area at the bottom of the stairs has wood floor, green and cream decor with dado rail, under stairs storage cupboards, radiator and pendant light.

Bedroom Three

10' 0" x 11' 5" (3.05m x 3.49m)

The smallest bedroom has built in storage cupboards and could be used as a home office. The room has uPVC window to the rear, radiator, pendant light and wood laminate floor.

Bedroom Four

7' 4" x 11' 11" (2.23m x 3.64m)

A good sized double room has pale green decor, radiator, uPVC window, pendant light and wood laminate floor.

Family Bathroom

8' 1" x 7' 9" (2.47m x 2.37m)

A modern ground floor bathroom has white three piece suite with vanity sink large quarter shower with grey splash back aqua boarding, the room has fully grey tiled contrasting walls and floor, uPVC frosted window, chrome towel radiator, extractor and six down lights.

Stairs and landing

Turning 180 degrees the stairs and landing have biscuit colour carpet, built in storage cupboard, green and cream decor with dado rail, pendant light and loft access.

Bedroom One

19' 3" x 12' 1" (5.86m x 3.68m)

A large main bedroom has uPVC window, grey carpet and grey decor, built in storage cupboard, wardrobe and pendant light.

En suite

4' 5" x 4' 9" (1.35m x 1.45m)

The en suite has WC and sink, grey cloudy vinyl floor, grey décor, ceiling light, extractor and shaver point.

Bedroom Two

11' 0" x 11' 11" (3.36m x 3.64m)

A third double bedroom has uPVC window to the rear, beige carpet, pale green decor, built in wardrobe, radiator, pendant light and uPVC window to the rear.

Detached single garage and driveway

20' 4" x 11' 2" (6.20m x 3.40m)

The brick and tile built garage has up and over front door, wooden pedestrian access door and window to the side. The garage also has power and light.

Front garden

The front garden has concrete path from front gate to the front door and is laid to lawn with barked borders and low wall to the front.

Side garden

A good sized side garden is laid to lawn with low wall to the side and concrete footpath connected from the front to the rear.

Rear garden

An enclosed south facing rear courtyard garden has open access to the side and front garden via concrete pathways and is laid to paving slabs with raised gravel border..

En suite

4' 5" x 4' 9" (1.35m x 1.45m)

The en suite doesn't have a shower but that could easily be added by extending the size of the en suite. The room has sink and WC, grey cloudy vinyl floor, ceiling light, grey decor and extractor fan

Tenure

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

Services

All mains services with the exception of mains gas 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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

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

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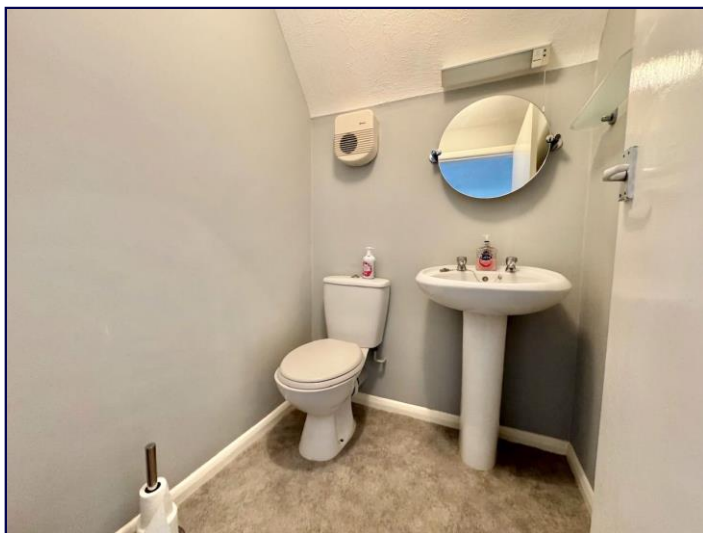
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Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR
93.3 sq.m. (1005 sq.ft.) approx.

1ST FLOOR
38.1 sq.m. (410 sq.ft.) approx.



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TOTAL FLOOR AREA: 131.5 sq.m. (1415 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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