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



Bolingbroke Road

**Cleethorpes
DN35 0HG**

**Offers in the Region Of
£265,000**

Situated just a short walk away from the promenade, boating lake and the many leisure amenities of Cleethorpes is this extended three bedroom semi detached house. Beautiful presented the property briefly comprises spacious entrance, lounge, dining sun room, modern galley style kitchen, utility room, cloakroom to the ground floor with two double bedrooms, one single bedroom and family shower room to the first floor. Outside, the south west facing rear gardens are very smartly presented to create a low maintenance environment with two slab patio areas and astro turfed lawn area with small easy to maintain soil, gravel and blue slate planted borders. Parking with well an truly taken care of with an open fronted long block paved driveway to the single brick detached garage. A super family home which needs to be viewed to be fully appreciated.

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Entrance Hallway

12' 6" x 6' 2" (3.82m x 1.89m)

A modern spacious entrance has uPVC frosted door and side window, wood laminate flooring, grey decor with coving, ceiling light, radiator and under stairs storage.

Lounge

15' 3" x 12' 1" (4.66m x 3.68m)

A good sized lounge has curved uPVC bay window to the front, white decor with feature wall, blue carpet, radiator, cream marble fireplace with an electric fire with full width bi-folding doors to the lounge.

Dining sun room

17' 6" x 10' 5" (5.33m x 3.18m)

An extended dining room has living space too now with uPVC French doors and windows with vertical blinds to the back garden. The room has grey wood effect vinyl, yellow decor to coving, radiator and two ceiling lights.

Kitchen

9' 11" x 8' 2" (3.02m x 2.50m)

A modern light brown matte kitchen has complimentary granite effect work tops and matching splash back returns over, one and a half sink drainer, integral microwave, fridge freezer, oven grill, electric hob and extractor over. light brown tiled floor, white decor,

uPVC window and vertical blinds, under floor heating and four down lights.

Utility room

5' 10" x 5' 6" (1.77m x 1.68m)

With matching work top to the kitchen with space and plumbing for washing machine and dryer, light brown tiled floor, cream decor, uPVC window and blind, ceiling light and under floor heating.

Cloakroom

2' 9" x 5' 5" (0.83m x 1.66m)

With corner sink and WC, tiled splash backs, green decor, light brown tiled floor, frosted uPVC window to the rearm ceiling light, blinds and under floor heating.

Stairs and landing

with grey carpet to both areas, light grey decor, pendant light, loft access, uPVC window with blind to the side and built in storage.

Bedroom One

11' 1" x 11' 4" (3.38m x 3.45m)

The main bedroom has curved uPVC bay window with vertical blinds, pale blue decor with feature wall to coving, biscuit colour carpet, pendant light and fitted wardrobes.

Bedroom Two

11' 6" x 10' 0" (3.50m x 3.05m)

A second double room has biscuit colour carpet, yellow and blue decorate coving, pendant light, fitted wardrobes, radiator and uPVC window.

Bedroom Three

8' 0" x 5' 5" (2.43m x 1.66m)

A third single bedroom has uPVC window to the front, blue decor, biscuit carpet, blue decor to coving, blinds, pendant light and radiator.

Shower Room

5' 5" x 8' 5" (1.66m x 2.56m)

The shower room has large enclosed glass cubicle with vanity sink and WC, the room has off white splash back tiling, white and grey tile effect vinyl, two frosted uPVC windows with blinds, five down lights, over sink lights, remote electric shower controls and radiator.

Detached garage

18' 3" x 8' 4" (5.57m x 2.53m)

A brick and tile garage has up and over garage door, uPVC window to the side, eaves storage and power and light.

Front garden

The front garden has open block paved driveway with gravel garden area with parking for two cars, metal gate to the secure rear and timber fence to the sides.

Rear garden

The south west facing rear garden is low maintenance with slab patios to the back of the house and bottom of the garden with connecting path. The garden has been laid with low maintenance astro turf grass with neat well maintained planted soil, gravel and blue slate borders. The garden has timber fence to the sides and rear with a block paved driveway leading to the front and to iron gates.

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, 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

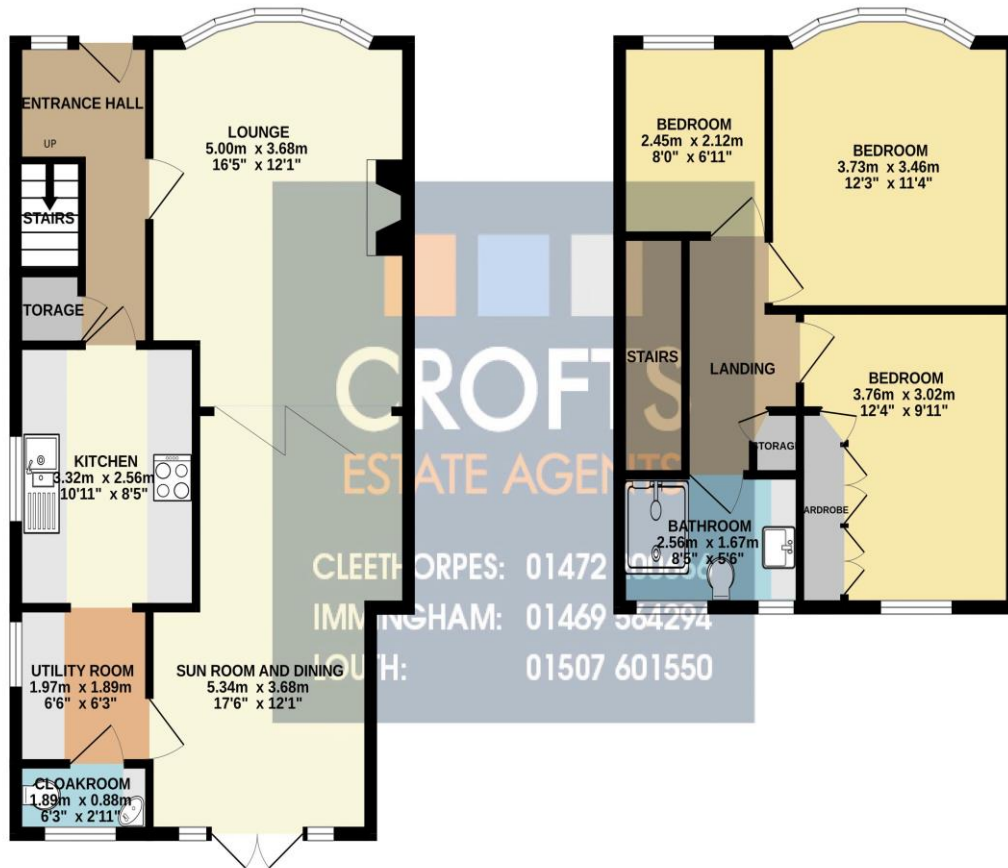
Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to



GROUND FLOOR
54.2 sq.m. (583 sq.ft.) approx.

1ST FLOOR
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA: 94.6 sq.m. (1018 sq.ft.) approx.

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