



# CROFTS ESTATE AGENTS

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



34 Pearson Road  
Cleethorpes  
DN35 0DT

Offers in the Region Of  
£225,000

Situated in a very popular residential area close to excellent school catchment, local amenities, transport links and the promenade is this well proportioned, attractive three bedroom semi detached bungalow. Requiring a degree of updating, this super two storey property has been the loved house of the same family for about fifty years and has and will make a fantastic home. Briefly comprising entrance hall and covered porch, lounge, kitchen, living diner and family bathroom to the ground floor and having three good sized double bedrooms to the first floor, this property could suit a younger or older family with space to spare. Outside the gardens are well presented with off road parking for multiple cars on the long driveway leading to detached single brick garage.

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#### Entrance hall

15' 0" x 7' 2" (4.56m x 2.19m)

With grey decor to coving and grey carpet, uPVC frosted door with two frosted windows to the front and uPVC window to the side. The area also has pendant light and radiator.

#### Lounge

15' 6" x 12' 0" (4.73m x 3.65m)

Large reception room with uPVC window to the front, traditional wood fireplace with tiled and cast iron inset and tiled hearth, pattern decor to coving, carpet, pendant light and radiator.

#### Living dining room

18' 1" x 10' 9" (5.50m x 3.28m)

An extended room sees the dining room extended to now contain a second living area which has grey carpet, purple decor to coving, built in storage, aluminium sliding door and window to the rear and aluminium window to the side, two ceiling lights and radiator,

#### Kitchen

9' 0" x 10' 9" (2.75m x 3.28m)

Having wood wall and base units to three sides of the room with wood effect work tops and one and a half sink drainer over, cream tiled splash back tiling, space for cooker, washing machine and fridge plus small breakfast bar, brown tiled floor, ceiling light, aluminium window to rear and uPVC door to side.

#### Bathroom

6' 9" x 5' 6" (2.05m x 1.67m)

Purple three piece bathroom suite with electric shower over the bath, pale brown tiled splash backs, tile effect vinyl floor, chrome towel radiator, ceiling light and frosted uPVC window to the side.

#### Stairs and landing

The stairs turn 90 degrees to the landing with carpet, neutral decor, pendant light and eaves storage.

#### Bedroom One

12' 4" x 10' 4" (3.77m x 3.15m)

The main bedroom has each decor, neutral carpet, radiator, pendant light, built in storage and uPVC window to the front.

#### Bedroom Two

9' 5" x 10' 1" (2.88m x 3.07m)

A second double bedroom has blue decor to coving, built in storage, neutral carpet, pendant light and radiator with uPVC window to the rear.

#### Bedroom Three

9' 0" x 8' 2" (2.75m x 2.49m)

A good sized third room has built in storage, uPVC window to the side, cream decor, brown carpet, radiator and pendant light.

**Detached garage**

18' 3" x 8' 2" (5.57m x 2.50m)

A brick garage with corrugated roof has traditionally opening metal doors to the front, uPVC window to the side and has power and light.

**Front garden**

A well maintained front garden has lawn with raised brick soil borders which war well stocked with bushes and flowering plants.

A gated concrete long driveway leads to the garage with the garden having low walls to all sides. There is a covered tiled porch.

**Rear garden**

A large concrete and slab patio is to the back of the house with raised well stocked brick borders. Tree screening separates a lawn area with further planted borders and is accessed by a pathway.

There is also a large. shed to the rear of the garage. To the back of the garden there is a large brick coal bunker. The garden has timber fence to all sides.





**Tenure**

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

**Services**

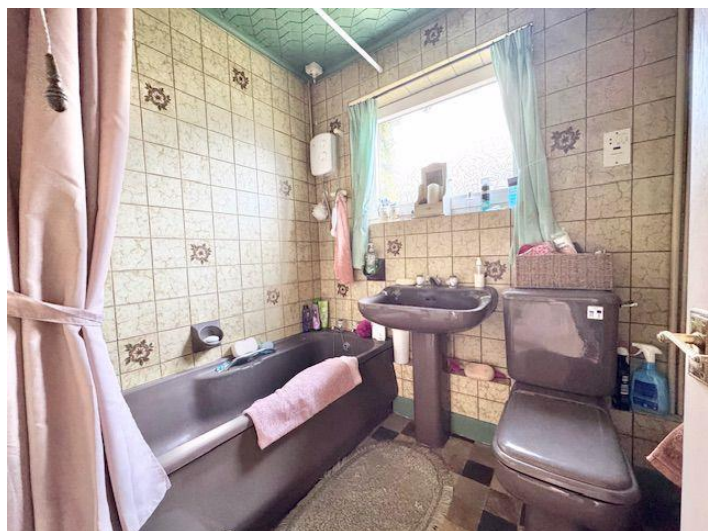
All mains services are understood to be connected, however  
Crofts have not inspected or tested any of the services or service  
installations & purchasers should rely on their own survey.

**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](http://www.voa.gov.uk/cti)





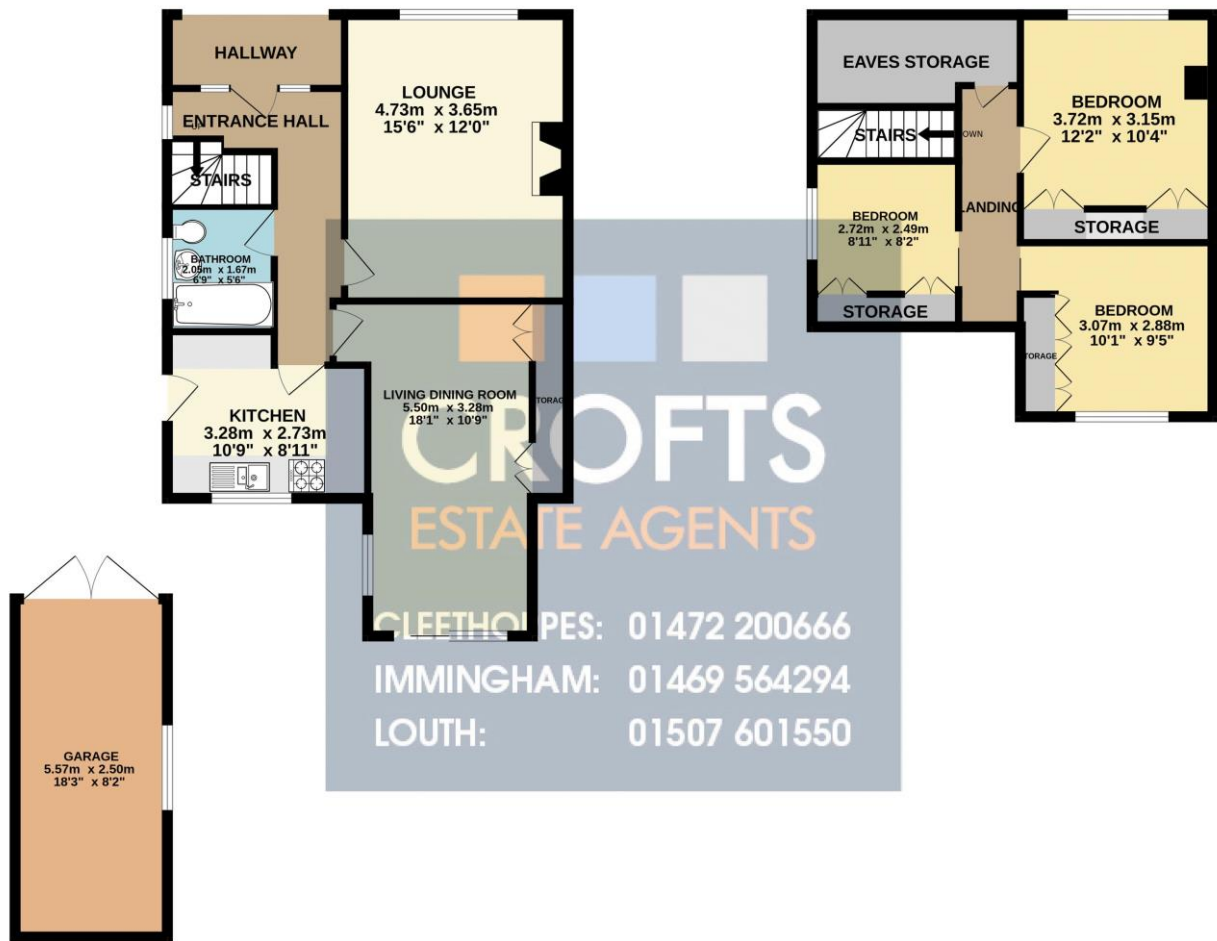


OPEN 7 DAYS A WEEK

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  
71.8 sq.m. (773 sq.ft.) approx.

1ST FLOOR  
38.3 sq.m. (412 sq.ft.) approx.



TOTAL FLOOR AREA: 110.0 sq.m. (1184 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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