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



18 Queen Mary Avenue
Cleethorpes
DN35 7SN

Offers in the Region Of
£195,000

*** Extended Semi-Detached Family Home*** This stunning three-bedroom semi- Beautiful detached house is a haven of style and practicality, perfect for families or individuals seeking a spacious and comfortable living space. The property's beautiful entrance sets the tone for the beautifully extended interior, featuring an open-plan kitchen, dining, and living area that's perfect for family living and entertaining. The accommodation also includes a separate lounge, providing additional space for relaxation. The three bedrooms are generously sized, with two large double rooms and a good-sized single room. The modern bathroom features a shower over bath, offering convenience and luxury. The property benefits from off-road parking for up to three cars, making it ideal for families with multiple vehicles. The low-maintenance rear garden is a tranquil oasis, featuring artificial grass, a sandstone patio, and a picturesque pond. Timber outbuildings with bi-folding doors seamlessly connect the interior to the outdoors, creating a perfect space for alfresco dining or relaxation. With its perfect blend of style, functionality, and outdoor space, this property is a must-see for anyone looking for a beautiful family home.

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Entrance Porch

2' 2" x 5' 4" (0.66m x 1.62m)

An original porch now has uPVC French doors to the front with original tiled floor and cream decor.

Entrance hall

15' 2" x 5' 4" (4.62m x 1.62m)

A beautiful elegant hallway has been enhance with some wood panel walls with two tone decor to plate rail. The original wood surround with stained glass windows around is in place complimented with a new matching stain glass wooden door. In the hallway there is also an under stairs cupboard, walk in storage cupboards with uPVC window to the side which would make a perfect new WC, solid woos Parquet flooring, radiator and pendant light.

Lounge

11' 11" x 11' 5" (3.64m x 3.48m)

A spacious lounge has grey decor to picture rail with white decor and coving over, large walk in uPVC bay window with blinds to the front, grey carpet, open fireplace with tiled hearth and wood mantle, radiator and pendant light with ceiling rose.

Living dining room

15' 1" x 16' 9" (4.59m x 5.10m)

A second dual purpose reception room is very spacious and opens into the kitchen extension. The room has two uPVC windows with

blinds, cream decor to coving, wood laminate flooring, two down lights, pendant light, grey granite fireplace with electric fire and two radiators.

Kitchen

11' 4" x 15' 3" (3.45m x 4.66m)

The large extension hosts the kitchen which offers a range of cream wall and base units with dark grey units and stainless sink drainer over. The room has uPVC window with fitted blinds and French doors to the rear garden, grey tiled floor, grey decor to coving, cream and brown splash back tiling, six down lights and fitted appliances including eye line oven grill, five ring gas hob with extractor over with space for washing machine and large American fridge freezer.

Stairs and landing

The stairs and landing have half wood panel walls with two tone decor and coving, uPVC stained glass window to the side, ceiling light and loft access.

Bedroom One

13' 6" x 11' 2" (4.11m x 3.40m)

uPVC window to the rear, wood effect vinyl floor, neutral decor with blue feature wall, fitted wardrobes, radiator and pendant light.

Bedroom Two

12' 9" x 11' 5" (3.88m x 3.49m)

A large bedroom with uPVC window to the front with blind, cream decor with grey half panel walls, grey carpet, radiator and pendant light.

Bedroom Three

7' 10" x 8' 0" (2.39m x 2.43m)

A good sized single room has wood laminate flooring, grey decor, uPVC window with fitted blinds, picture rail, pendant light and radiator.

Family Bathroom

8' 6" x 5' 10" (2.60m x 1.77m)

A modern bathroom has three piece suite with P-shaped bath with shower over and glass screen, vanity sink and WC, fully tiled grey walls with wood laminate floor, chrome towel radiator, frosted uPVC window, airing cupboard and ceiling light.

Timber outbuilding

18' 5" x 8' 10" (5.61m x 2.68m)

A timber outbuilding has been converted from the old garage to a bar area currently but could have a multitude of uses. The room has bi-folding doors to the garden, grey decor, vinyl floor, uPVC window and six down lights.

Front garden and parking

The front garden has concrete hard standing for two smaller cars through open driveway with further parking on a more decorative front garden for one one car. There is low wall to the front on the corner plot with timber gate to rear garden.

Rear gardens

A superb low maintenance south facing rear garden is laid primarily to sandstone patio around a artificial lawn area. There is s raised pond area plus gravel play area all enclosed with tall timber fencing and wall on all sides. The rear has access to two timber sheds plus the timber summer house. There is timber gated access to the front.



Tenure

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

Services

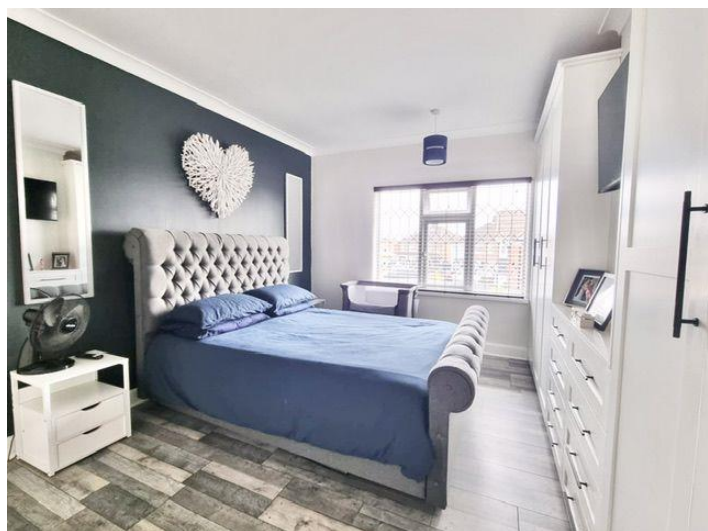
All mains services are understood to be connected, however
Crofts have not inspected or tested any of the services or service
installations & purchasers should rely on their own survey.

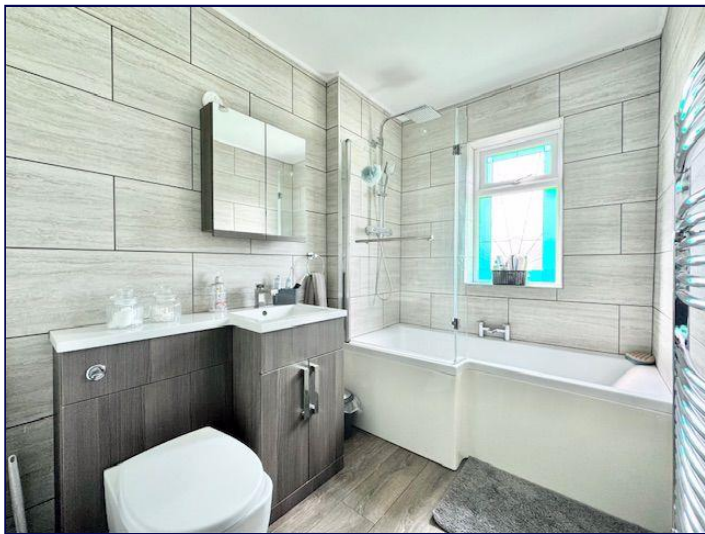
Viewings

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

Council Tax Information

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



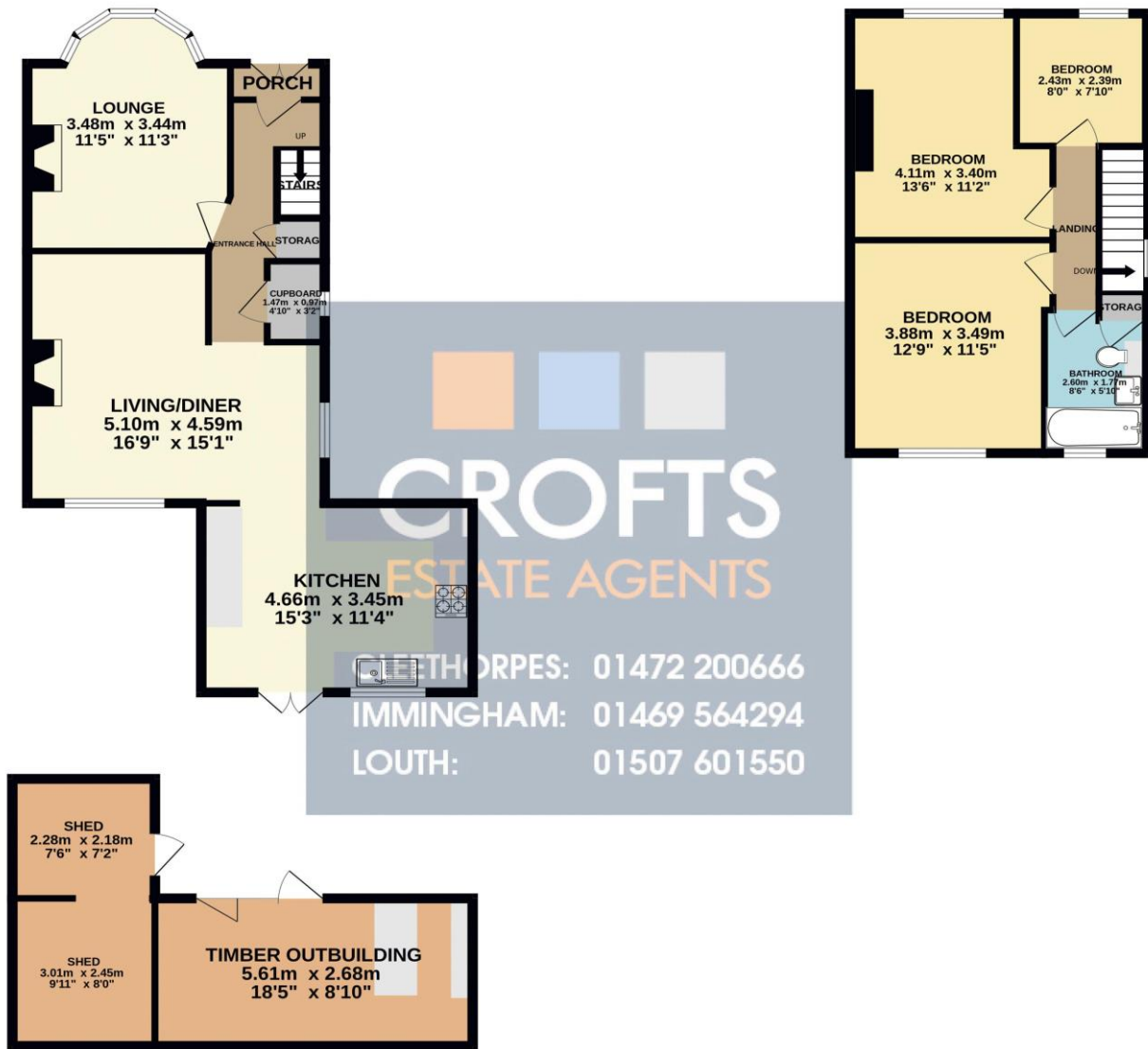


OPEN 7 DAYS A WEEK

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
84.0 sq.m. (904 sq.ft.) approx.

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



TOTAL FLOOR AREA : 124.4 sq.m. (1339 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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