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



Wollaston Road

Cleethorpes
DN35 8DX

£140,000

Spacious Period Gem in Prime Location This substantial 3-bedroom period property is a rare find for first and second-time buyers seeking space, convenience, and charm. Ideally situated near amenities, schools, parks, and transport links, this home is just a short stroll from Cleethorpes seafront and promenade, offering the perfect blend of tranquility and accessibility. Inside, you'll discover a beautifully presented entrance hall leading to an open-plan lounge diner, snug, and well-equipped kitchen. A ground floor cloakroom and stylish staircase complete the ground floor. The first floor boasts a split-level landing, three spacious double bedrooms, and a stunning bathroom with a shower over the bath. The property's low-maintenance front and south-facing rear gardens provide the perfect outdoor space to relax and enjoy the sunshine. With no forward chain, this fantastic home offers a great opportunity for buyers looking to make a move.

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Entrance Porch

Georgian styled entrance door with over head glazed panel. Tiling to half height to the walls and tiled flooring. Inner door through to the hallway.

Hallway

With coving to the ceiling and having a gas central heating radiator. Borrowed light window through to the lounge. Staircase leading to the first floor accommodation with understairs storage cupboard.

Lounge

13' 2" plus bay x 11' 7" maximums (4.007m x 3.518m)
With walk in bay window to the front elevation, the lounge/diner has coving to the ceiling, two radiators. Feature fireplace incorporating a coal fire.

Dining Room

12' 0" x 9' 3" (3.647m x 2.810m)
The formal dining room has a uPVC double glazed bay window to the side elevation. Pleasantly presented with coving to the ceiling and having laminate wood flooring, radiator. Decorative void to the chimney breast wall with wooden inset.

Kitchen

16' 0" x 9' 4" (4.878m x 2.840m) maximums

The kitchen is equipped with a range of wall and base units with contrasting roll edged wood grain effect work surfacing with inset Belfast sink and drainer. Integrated double oven with four ring gas hob. Splashback tiling. Tiled flooring. Plumbing for an automatic washing machine. uPVC double glazed windows to the rear and side elevations. uPVC double glazed entrance door to the side aspect leading out to the garden.

WC

uPVC double glazed window to the side elevation. Equipped with a low level w.c and corner wash hand basin. Wall mounted gas boiler.

First Floor Landing

Fitted with useful storage / airing cupboards.

Bedroom One

13' 1" x 15' 8" (3.995m x 4.767m)
The master bedroom has two uPVC double glazed windows to the front elevation, carpeted flooring and radiator. Fitted MDF wardrobes running along one wall, left ready to be painted to match your style.

Bedroom Two

13' 3" x 9' 10" (4.038m x 3.005m)

Bedroom two comprises of uPVC double glazed window to the rear elevation, neutral decor, carpeted flooring and radiator.

Bedroom Three

14' 2" x 9' 4" (4.313m x 2.838m)

The third bedroom and another double sized room has a uPVC double glazed window to the rear elevation, carpeted flooring and radiator.

Bathroom

8' 6" x 6' 2" (2.601m x 1.870m)

This good sized bathroom is equipped with a panelled bath with mains shower over, low level w.c and a pedestal wash hand basin. Chrome effect towel rail radiator. uPVC double glazed window to the side elevation. Tiling to the walls.

Front garden

A low maintenance front garden saves time and effort whilst looking cream and crisp. The front has low wall and iron gate to kerb.

Rear Garden

A good sized south facing garden has secure boundaries and is low maintenance.

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

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