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Clee Road

Cleethorpes
DN35 9HX

Offers in the Region Of £245,000

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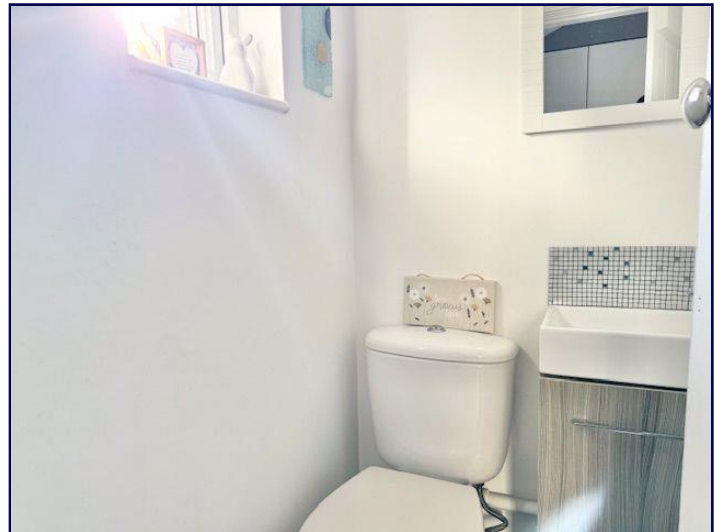
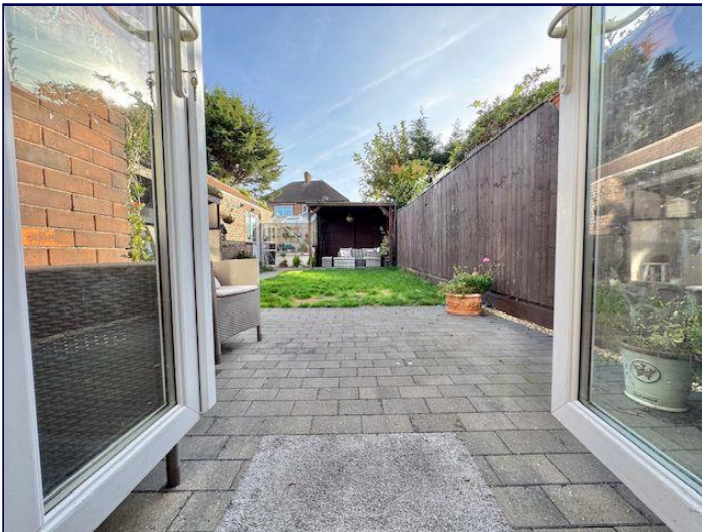
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Property Introduction

A Stunning Period Home with Character and Charm! This beautiful three-bedroom semi-detached house is a rare find, boasting a perfect blend of original features and modern amenities. With its generous high-ceilinged accommodation over two floors, this property offers a truly impressive living space for growing families. The interior retains many of its original features, including coving, parquet wood flooring, and doors, adding to the property's unique charm. The well-proportioned lounge features a deep bay and open fire, perfect for cozy winter evenings. The second reception room boasts a log burner and French doors leading out to the rear garden patio, providing a seamless transition between indoors and outdoors. The modern Haagenzen kitchen is equipped with fitted appliances and a pantry, making meal preparation a breeze. A convenient cloakroom and turning staircase complete the ground floor. Upstairs, two large double bedrooms each benefit from Haagenzen fitted wardrobes, while a good-sized third double room provides additional accommodation. The family bathroom features a separate shower, ensuring everyone can start their day refreshed. Outside, the property's crowning glory is its generous rear garden, complete with block-paved patios and a gazebo. The detached single garage with workshop and useful service area adds valuable storage and bin space. The well-laid block-paved driveway and level gravel garden provide ample parking for multiple cars or even a camper van. With its timber fencing and iron gates, this property is the perfect haven for a growing

aspirational family. Don't miss out on the opportunity to make this gorgeous characterful house your dream home!

Entrance porch

2' 4" x 6' 2" (0.71m x 1.89m)

The formerly open porch area now has uPVC French doors to the front, Minton tiled floor, half tiled cream walls with cream decor over.

Entrance Hall

17' 3" x 6' 8" (5.27m x 2.03m)

A beautiful entrance hall has original features including Parquet herringbone wood floor, coving, picture rail, wood frosted, leaded and stained front door and accompanying five windows around it. The area has grey decor, to the coving, radiator and pendant light with under stairs storage.

Lounge

13' 5" x 12' 10" (4.10m x 3.92m)

A spacious luxury lounge has deep walk in uPVC bay window with blinds to the front, original coving, grey carpet, green decor, open fireplace with cast iron inset and original white surround. The room has radiator, pendant light and two wall lights.

Reception room / Dining room

16' 5" x 12' 0" (5.01m x 3.66m)

A similarly grand second reception room has open tiled fireplace with multi fuel burner as the focal point. The room has Parquet herringbone style wood floor, white decor to original coving, uPVC French doors and two windows with blinds to the rear patio area. There is pendant light and radiator.

Kitchen

15' 0" x 7' 5" (4.56m x 2.26m)

A modern soft close high gloss white kitchen has complimentary Quartz work tops and splash back returns and sink drainer over. There are fitted appliances that include, microwave oven, traditional oven, induction hob with extractor over, low level fridge, dishwasher and washing machine. The room has wood effect vinyl white decor, two uPVC windows with blinds, uPVC door to the side, under floor heating and seven down lights.

Pantry

3' 11" x 4' 0" (1.20m x 1.21m)

A useful and on trend pantry room has uPVC posted window, wood defect vinyl floor, white decor, built in shelving and ceiling light.

Stairs and landing

The stairs turn 90 degrees to the landing with both areas having grey carpet, grey decor to coving, uPVC window to the side, loft access with pull down ladders to a boarded out loft and pendant light.

Bedroom One

13' 6" x 11' 4" (4.12m x 3.46m)

The main bedroom to the front has built in Haagenses wardrobes, uPVC window with blind to the front, light brown carpet, grey decor to coving, radiator and ceiling light.

Bedroom Two

12' 3" x 11' 7" (3.73m x 3.53m)

A second large double bedroom again has Haagenses fitted wardrobes and draws to one side, uPVC window to the rear, brown carpet, white decor, pendant light and radiator.

Bedroom Three

7' 9" x 8' 1" (2.35m x 2.46m)

A third double bedroom has uPVC floating triangular bay to the front with vertical blinds, grey carpet and grey decor to coving, pendant light and radiator.

Family Bathroom

8' 8" x 7' 8" (2.63m x 2.33m)

A good sized family bathroom has double enclosed shower, vanity sink, WC and matching white bath. The room has white splash back tiling and white decor, two uPVC frosted windows with blinds, white tall towel radiator, five down lights and vinyl flooring.

Garage and workshop

21' 3" x 8' 9" (6.48m x 2.67m)

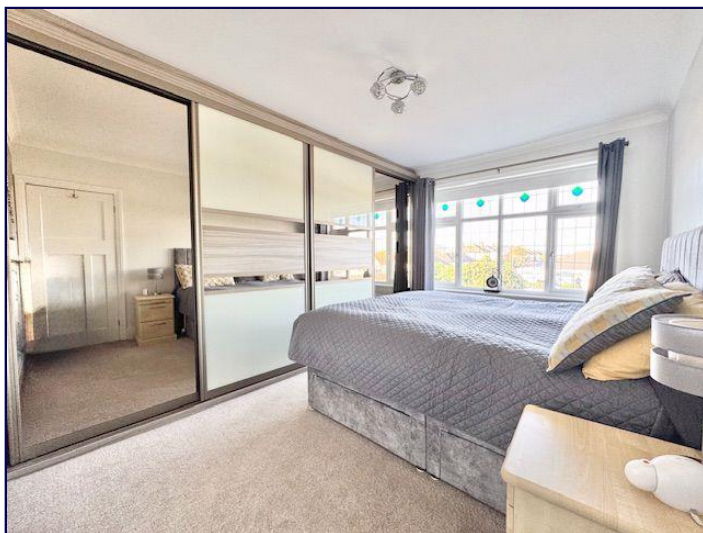
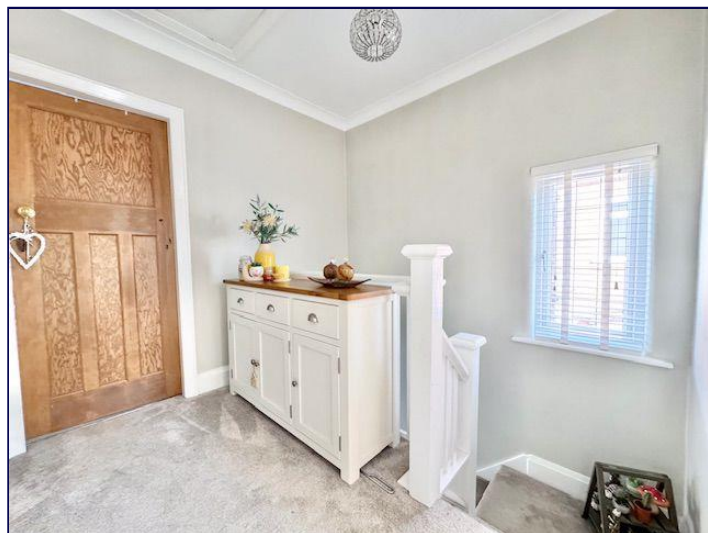
A brick and tile garage has narrow driveway leading to it which now serves as a service area for the garden area and inside with bin store and log storage etc but could be used as a garage for a smaller car. The garage has traditional wooden opening doors to the front with frosted window panels. There is uPVC frosted door pedestrian access to the side and uPVC window. Inside the garage is split into two with workshop area to the rear and garage to the front part, both having power and light and eaves storage.

Rear garden

The south facing rear garden has neat block paved patio area to the back of the house with the same block paving leading to a further block paved patio area under a roofed gazebo. There is a neat lawn area with a brick built love seat area facing it. The garden has well stocked soil borders and timber gate to the drive area. The garden has tall timber fencing and wall to the boundaries.

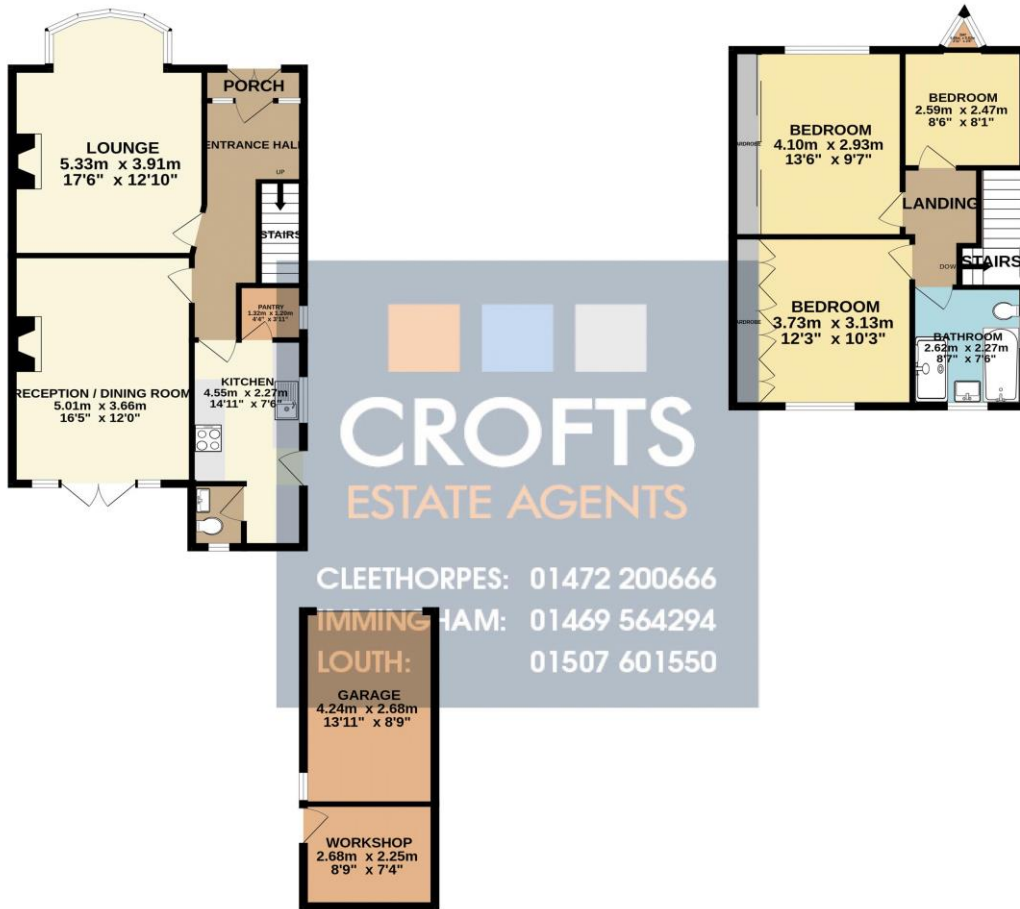
Front and driveway

The front garden has been fully utilized for parking with the current owners easily siting a large camper van plus three cars. The front is laid to a block paved driveway and path from iron gates to the front to timber tall gates to the rear garden. The garden area is laid to level gravel with parking for further vehicles, the garden has a timber boundary.



GROUND FLOOR
76.0 sq.m. (818 sq.ft.) approx.

1ST FLOOR
46.8 sq.m. (504 sq.ft.) approx.



TOTAL FLOOR AREA: 122.8 sq.m. (1322 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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