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



Lewis Road

Cleethorpes
DN35 7JL

Offers in the Region Of £155,000

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Property Introduction

Offered for sale with no forward chain, this extended three-bedroom semi-detached home on the ever-popular Lewis Road presents an exciting opportunity for buyers looking to create their ideal family home. Occupying a generous corner plot, the property has been extended across two floors to the rear, providing additional living space and well-proportioned bedrooms, while offering excellent scope for cosmetic modernisation to suit individual tastes. The accommodation begins with a welcoming entrance hall leading into a spacious lounge, ideal for relaxing with family or entertaining guests. To the rear of the property is the dining room and kitchen. To the first floor are three well-sized bedrooms together with a family bathroom. Externally, the property enjoys the advantages of its corner plot, with a driveway providing off-road parking to the front. The enclosed rear garden offers a generous outdoor space for children, pets or keen gardeners, with plenty of room to enjoy throughout the warmer months. A particular feature of the property is the substantial brick-built summerhouse, offering fantastic versatility as a hobby room, workshop or entertaining space. Conveniently, it also benefits from a separate WC, making it ideal for those spending time outdoors or working from home. Situated within easy reach of Cleethorpes' many amenities, well-regarded schools, transport links and the seafront, this is a fantastic opportunity to purchase a spacious family home with huge potential in a highly convenient location. Early viewing is highly recommended to appreciate everything this property has to offer.

Living room

12' 0" x 11' 0" (3.65m x 3.36m)

The living room has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen

13' 7" x 18' 7" (4.15m x 5.67m)

The kitchen has a window and door to the rear elevation, a radiator and a tiled floor. There is also an extensive range of fitted units with a sink and drainer, dishwasher and breakfast bar.

Dining room

14' 11" x 10' 0" (4.54m x 3.04m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom 1

12' 0" x 9' 5" (3.67m x 2.86m)

Bedroom one has a window, a radiator, a carpeted floor and fitted wardrobes.

Bedroom 2

11' 7" x 10' 4" (3.52m x 3.16m)

Bedroom two has a window, a radiator, a carpeted floor and fitted wardrobes.

Bedroom 3

8' 4" x 6' 11" (2.53m x 2.12m)

Bedroom three has a window, a radiator and a carpeted floor.

Bathroom

The bathroom has an opaque window to the rear elevation, partially tiled walls and a four piece suite with a WC, basin, corner bath and a shower cubicle with a mains shower.

Summerhouse

8' 10" x 17' 0" (2.69m x 5.17m)

With windows and doors opening to the garden, a tiled floor and electrics. There is also a store room and WC.

Outside

With a low maintenance frontage providing off road parking on the driveway to the side. The rear garden is a great size with a vast lawn, established shrubs and a patio area ideal for alfresco dining.

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.

Broadband and Telecom Communications

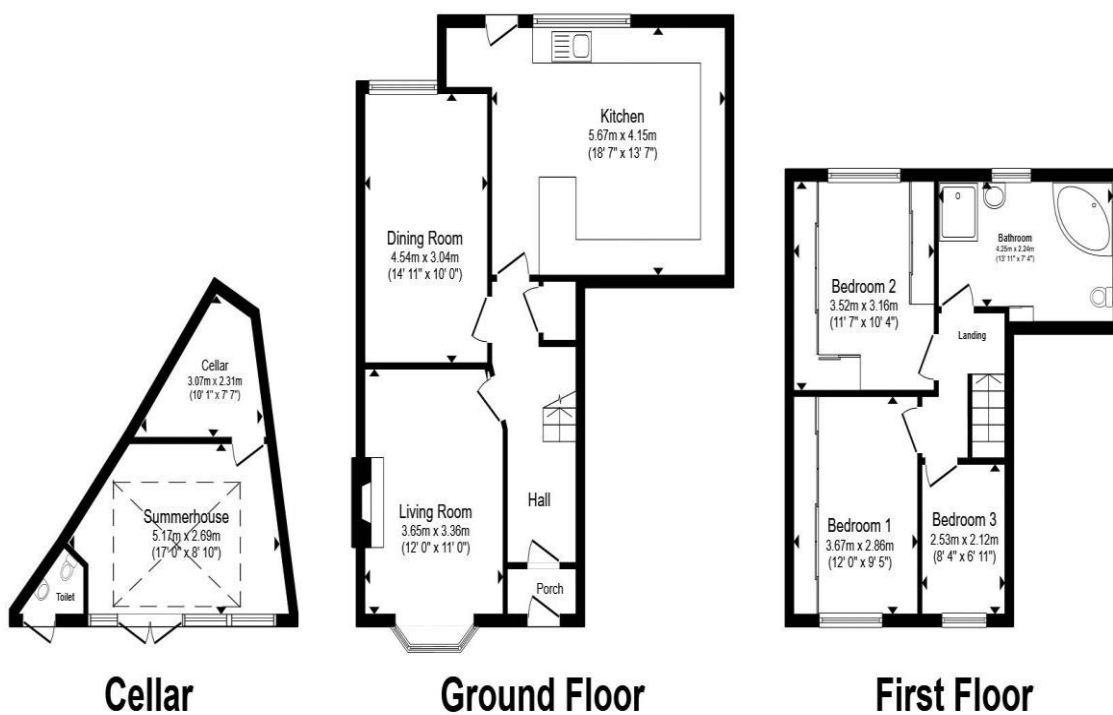
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

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





Total floor area 125.8 m² (1,354 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		