



## 42 Gayton Road Cleethorpes, North East Lincolnshire DN35 0HN

Located on this very popular residential area within Signhills School catchment is this THREE BEDROOM SEMI DETACHED HOUSE. Standing on an excellent plot the accommodation includes: Entrance hall, lounge, dining room, a modern fitted kitchen, lobby and cloaks/wc to the ground floor plus three bedrooms, shower room and separate wc to the first floor. Gas central heating system (modern boiler). Double glazing. Detached garage plus an additional workshop. Front garden with additional off road parking plus an enclosed rear garden. NO CHAIN.

**£230,000**

- SPACIOUS SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- CLOAKS/WC
- THREE BEDROOMS
- SHOWER ROOM
- SEPERATE WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DETACHED GARAGE & WORKSHTOP



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE HALL

Approached via a uPVC door with a double glazed side lights, this spacious entrance hall has a double glazed window to the side elevation, radiator, coving to ceiling together with a fitted dado rail, The floor is finished with a oak style vinyl floor with the staircase leading up to the first floor which has a useful understairs storage cupboard which houses the modern gas fired boiler



### ENTRANCE HALL



### LOUNGE (FRONT)

14'3" x 12'1" (4.36 x 3.69)

Having a double glazed window to the front elevation, radiator and coving to ceiling. The focal point of this room is the Louis style fire surround which is inset with a living flame gas fire which is flanked by two decorative plaster niches.



### DINING ROOM (REAR)

9'6" x 12'7" (2.91 x 3.84)

Double glazed patio doors opens onto the enclosed rear garden, this separate dining room is fitted with a dado rail, coving to ceiling and radiator. Two wall light points plus a centre light point.





## KITCHEN

12'5" x 8'10" (3.81 x 2.7)

This modern kitchen is fitted with a range of white high gloss base and wall cupboards incorporating an electric oven, gas hob with an extractor fan above. The contrasting work surfaces are inset with a stainless steel sink with space beneath for washing machine etc. Partially tiled walls also in white together with vinyl flooring. Useful pantry cupboard. Double glazed window and coving to ceiling



## KITCHEN



## REAR LOBBY

uPVC entrance door, radiator and vinyl flooring. Rear double glazed window.



## CLOAKS/WC

Fitted with a low flush wc and white vanity unit. Vinyl flooring. Extractor fan. Vinyl flooring. Double glazed window.



## FIRST FLOOR

## LANDING

Double glazed window to the side elevation. Fitted airing cupboard with radiator.



## BEDROOM ONE (FRONT)

12'8" x 10'4" (3.88 x 3.17)

This good sized main bedroom has a double glazed window to the front elevation, radiator and coving to ceiling. The bank of fitted wardrobes with matching bedside cabinets are included in the sale.



## BEDROOM TWO (REAR)

9'6" x 12'7" (2.92 x 3.84)

Double glazed window, radiator and coving to ceiling. Bank of fitted wardrobes included in the sale.



## BEDROOM TWO



### BEDROOM THREE

7'11" x 8'2" (2.43 x 2.49)

Double glazed window, radiator and coving to ceiling.



### SHOWER ROOM

5'4" x 5'5" (1.64 x 1.67)

This contemporary styled shower room is fitted with a walk in shower cubicle and a vanity unit. The walls are finished in a complementary pale grey waterproof wall boarding. Heated towel rail. Vinyl flooring. Double glazed window.



### SEPARATE WC

Fitted with a low flush wc, half tiled walls, coving to ceiling.

### OUTSIDE



### DETACHED GARAGE

28'2" x 9'1" (8.59 x 2.78)

This extra long garage has an up and over door to the front plus a side personal door.

### DETACHED WORKSHOP

14'9" x 9'1" (4.51 x 2.77)

Situated behind the garage is a second garage with no vehicular access which is a useful workshop. Up and over door to the front. Side personal door.

### THE GARDENS

The property stands on a good sized plot with the fore garden having a wide concreted drive which provides excellent off road parking, this garden is planted with established bushes and shrubbery which is set within gravel. The rear garden is accessed via a wrought iron gate and contains a neat lawn which is inset with a mature tree with well stocked borders. Situated close to the property is a paved patio area ideal for outside entertaining.



## THE GARDENS



### TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

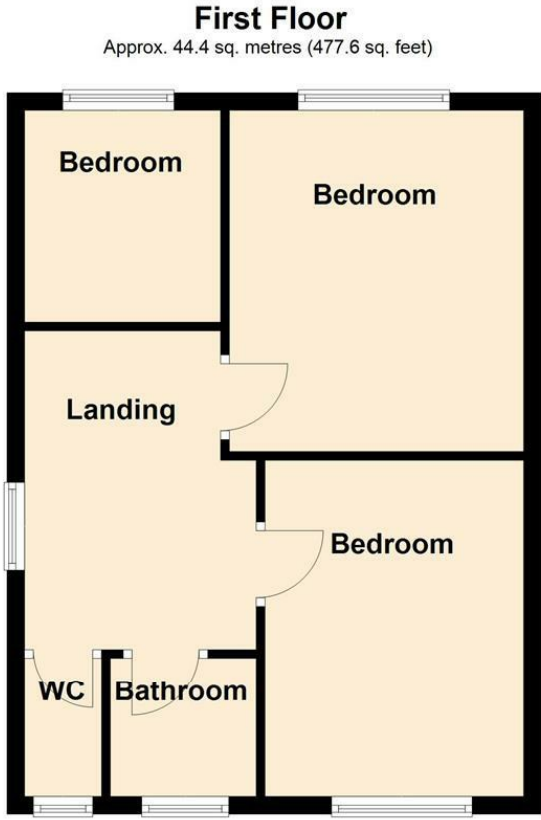
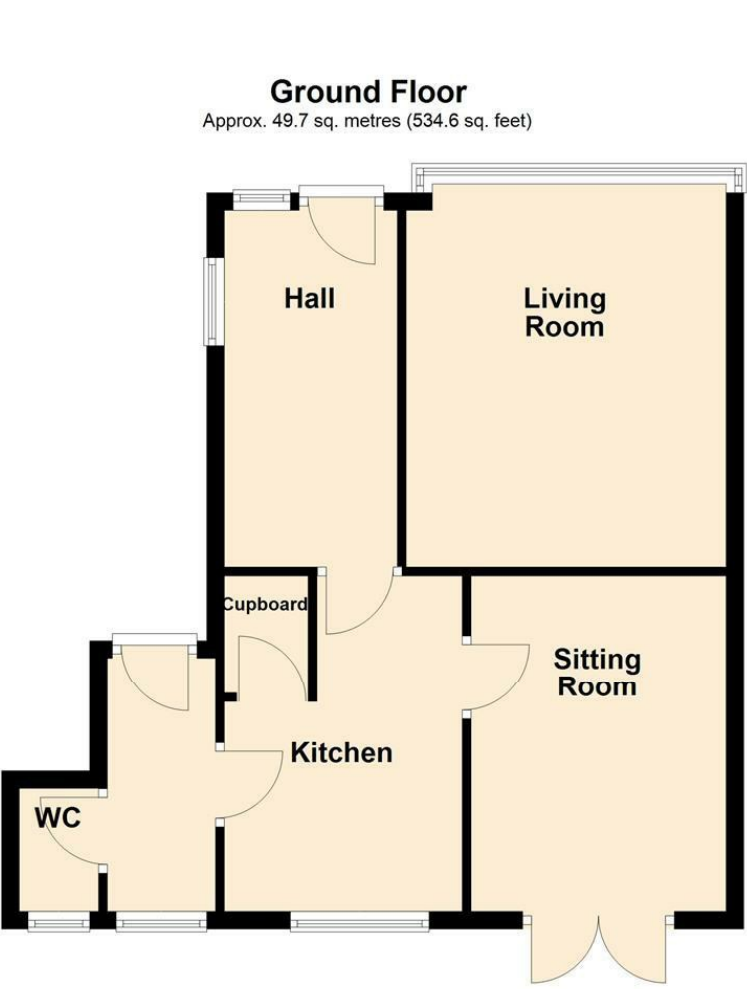
### OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

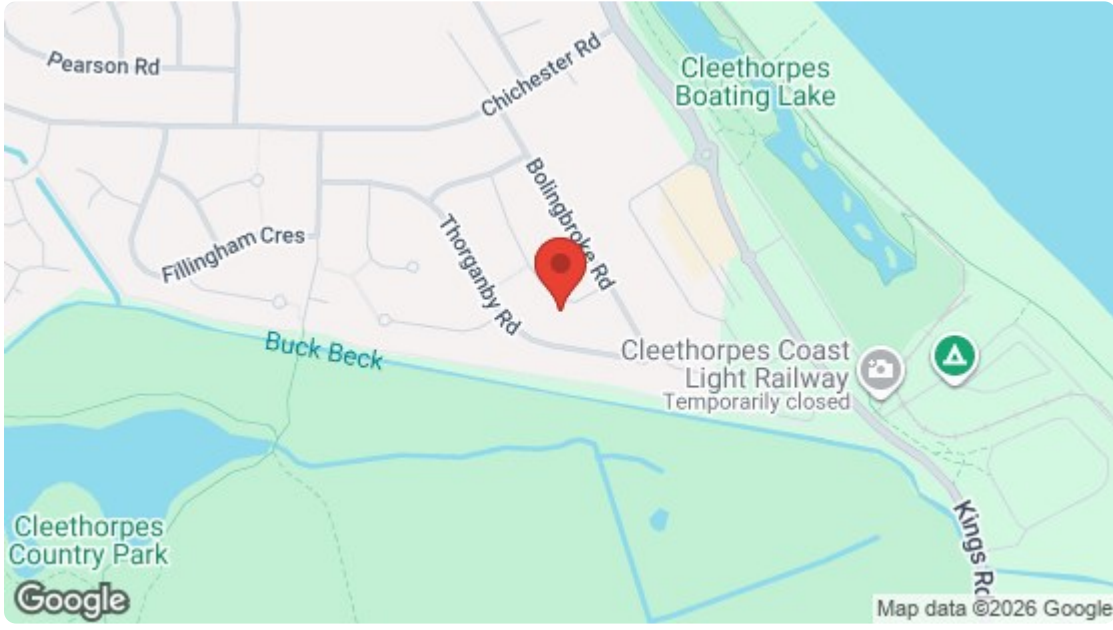
### VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.





Total area: approx. 94.0 sq. metres (1012.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.