JoyWalker

ESTATE AGENTS

114 North Sea Lane

Grimsby, North East Lincolnshire DN36 4XE

Impressive Refurbished Three-Bedroom Semi-Detached Home -Situated on a private access road off North Sea Lane, this beautifully refurbished three-bedroom semi-detached property is ideally positioned close to local amenities, schools, excellent bus links and the popular Cleethorpes seafront. The current owners have carried out an extensive programme of improvements, including a full rewire, new central heating system, new kitchen, utility room and modern shower room, alongside full redecoration and new floor coverings throughout, creating a stylish and ready-to-move-into home. The accommodation comprises a welcoming reception hall, impressive open-plan living kitchen diner, separate lounge, utility/cloakroom and, to the first floor, three bedrooms and a modern shower room.
Externally, the property benefits from a walled front boundary, low-maintenance front garden and driveway providing ample off-road parking, together with a garage. To the rear is a southerly facing garden, mainly laid to lawn with a patio area and mature planting, providing an excellent space for relaxing and entertaining. With its extensive refurbishment, gardens and convenient location, viewing is highly recommended to fully appreciate all this superb home has to offer.

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- FULLY REFURBISHED
- NEW KITCHEN
- NEW CENTRAL HEATING
- FULL REWIRE
- OPEN-PLAN LIVING
- GARAGE & DRIVEWAY
- SOUTH-FACING GARDEN
- CLOSE TO SEAFRONT & AMENITIES

Offers Over £270,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618
www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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ENTRANCE
Access to the property is via a composite door with side-light panels, leading into the reception hallway.

HALLWAY
The welcoming reception hallway immediately sets the tone, featuring stylish tiled flooring and newly laid carpeted stairs rising to the first floor. Elegant black-glazed connecting doors add a touch of character, complemented by a classic Victorian-style radiator, creating a warm and inviting entrance to the home.

LOUNGE
13'6" x 11'4" (4.12 x 3.47)
he separate lounge is a bright and inviting space, featuring a walk-in uPVC double-glazed bay window overlooking the front aspect, complemented by stylish tiled flooring and a radiator. An open chimney breast with a marble-style hearth adds a charming focal point and a touch of character to the room.

LOUNGE

LOUNGE

LIVING KITCHEN DINER

20'4" x 17'0" (6.20 x 5.19)

The modern kitchen has been thoughtfully opened up to create a stunning, seamless open-plan kitchen, living and dining space — perfect for modern family life and entertaining. The beautifully appointed kitchen combines elegant cream satin cabinetry with warm wood detailing, offering an extensive range of wall and base units, complemented by contrasting white quartz worksurfaces and matching splashbacks. A central island creates a fantastic focal point and provides a sociable breakfast bar, along with a built-in wine cooler, generous pan drawers and an integrated induction hob. The kitchen is superbly equipped with an inset ceramic sink, eye-level microwave, electric fan-assisted oven and integrated dishwasher, combining style with everyday practicality. There is plenty of space to create comfortable lounge and dining areas, making this a truly versatile room for relaxing, entertaining and enjoying family time. Feature downlighting and tiled flooring enhance the contemporary feel, while two radiators ensure the space remains warm and welcoming. Bi-fold doors and a further single-glazed door open directly onto the rear garden, allowing plenty of natural light into the room and creating a wonderful connection between the indoor and outdoor living spaces.

LIVING KITCHEN DINER

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UTILITY/CLOAKROOM

6'9" x 6'1" (2.08 x 1.87)

The useful utility room features matching larder units to the kitchen, providing ample space for a top-and-tail automatic washing machine and tumble dryer. The room also benefits from a white low-level flush WC, complemented by stylish downlighting, tiled flooring and a radiator, creating a practical and well-finished space.

FIRST FLOOR

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FIRST FLOOR LANDING

The landing continues with newly laid carpeted flooring and features a decorative wrought iron balustrade with hand-painted black handrails, complemented by matching connecting doors. A uPVC double-glazed window to the side aspect provides plenty of natural light.

FIRST FLOOR LANDING

MASTER BEDROOM

14'2" x 11'5" (4.32 x 3.50)

The master bedroom is a generously proportioned and inviting space, featuring a walk-in uPVC double-glazed bay window overlooking the front aspect, allowing an abundance of natural light to flood the room. Newly laid carpeted flooring, a radiator and ample space for wardrobes and a dressing table area complete this comfortable and well-presented bedroom.

MASTER BEDROOM

BEDROOM TWO

11'5" x 9'3" (3.49 x 2.82)

The second double bedroom is situated to the rear of the property and benefits from a uPVC double-glazed window, allowing plenty of natural light into the room. Currently arranged as a stylish dressing room, it features attractive gold clothes-hanging rails, ample space for additional furniture, wood-effect LVT flooring and a radiator. This versatile room could easily be adapted to suit a variety of needs.

BEDROOM TWO

BEDROOM THREE

10'7" x 7'0" (3.25 x 2.14)

The third bedroom is a well-proportioned and comfortable room, featuring a uPVC double-glazed window to the front aspect, allowing plenty of natural light to fill the space. Newly laid carpeted flooring, a radiator and useful built-in storage complete this versatile bedroom.

SHOWER ROOM

8'11" x 5'3" (2.73 x 1.62)

The newly fitted, stylish shower room offers a contemporary three-piece suite, comprising a spacious walk-in shower with glazed screen and elegant gold-effect edging, complemented by a rainfall and handheld dual shower system and modern tiled splashback. A contemporary floating vanity wash basin with wood-effect storage drawer sits alongside a sleek low-flush WC. The room is beautifully finished with feature downlighting, stylish tiled walls and flooring, a luxurious gold-effect heated towel rail and a uPVC double-glazed window to the rear aspect, providing plenty of natural light. Loft access is also conveniently provided from the ceiling, completing this impressive and thoughtfully designed space.

OUTSIDE

THE GARDENS

The property enjoys a desirable position set back from the main road, accessed via a private road and complemented by a walled front boundary. The open-access driveway provides ample off-road parking, while the low-maintenance front garden adds to the property's attractive kerb appeal. A wooden gate leads through to the impressive southerly facing rear garden, offering a private and peaceful outdoor space. The garden features a combination of fenced boundaries and mature conifers to the rear, with the majority of the garden laid to lawn and complemented by a paved patio area, mature planting to the borders and a useful timber shed. This well-established garden provides an ideal setting for outdoor dining, entertaining or simply enjoying the sunshine.

GARAGE

Detached garage with up and over door to the front aspect and side courtesy door fitted with electric and lighting.

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 - D

VIEWING ARRANGEMENTS

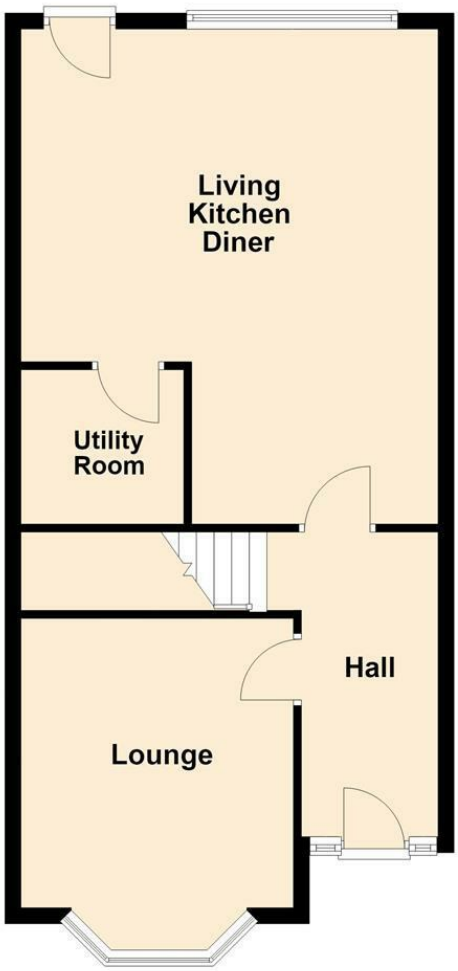
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

Ground Floor

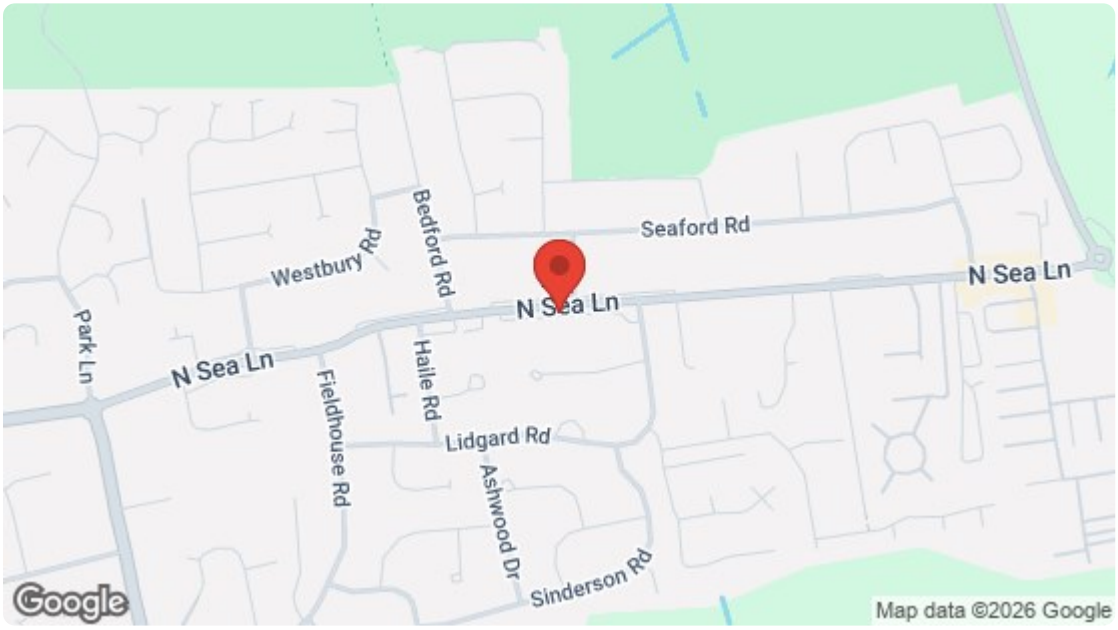
Approx. 56.2 sq. metres (605.3 sq. feet)

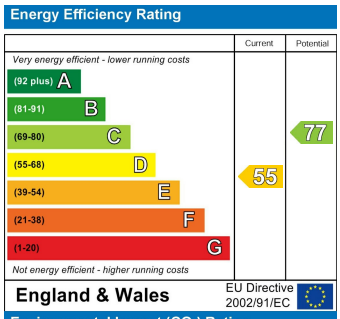


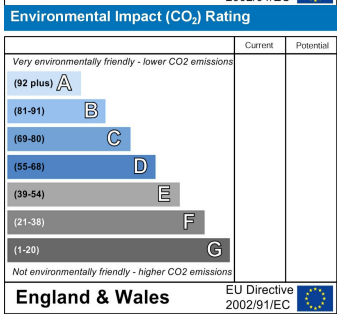
First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)

Total area: approx. 95.7 sq. metres (1030.1 sq. feet)







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.