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Arden Village

Cleethorpes
DN35 0TS

Offers in the Region Of £260,000

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Property Introduction

Detached Three-Bedroom Home – Arden Village, Cleethorpes Country Park – No Forward Chain Situated on Arden Village within Cleethorpes Country Park, this well-presented detached home offers comfortable and versatile accommodation arranged over two floors, making an ideal choice for families, couples or those looking for a modern home in a pleasant setting. The property is offered for sale with no forward chain. To the ground floor, the welcoming accommodation comprises a spacious lounge, separate dining room and a fitted kitchen, providing practical living and entertaining space. A convenient ground floor WC completes this level. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A family bathroom serves the remaining bedrooms. Externally, the property features a small front garden providing an attractive approach. To the rear is a private garden offering space for outdoor seating and entertaining, together with a garage and driveway providing useful off-road parking. The property occupies a desirable position within the Country Park, enjoying the benefits of the area while remaining conveniently placed for local amenities, schools, transport links and the wider attractions of Cleethorpes. With its detached layout, three bedrooms, en-suite facilities, garage and driveway, together with the significant benefit of no forward chain, this property represents an excellent opportunity for buyers seeking a ready-to-move-into home in a popular residential location.

Entrance Hall

With a radiator and a carpeted floor.

Lounge

14' 1" x 10' 10" (4.30m x 3.29m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

Dining room

10' 1" x 8' 7" (3.07m x 2.62m)

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

Kitchen

10' 0" x 7' 11" (3.06m x 2.41m)

The kitchen has a window to the rear elevation, door to the side and a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine, an electric oven and hob and an integral fridge.

WC

5' 10" x 2' 7" (1.79m x 0.80m)

With an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC and basin.

First Floor Landing

With a window to the side elevation, access to the loft and a carpeted floor.

Bedroom 1

8' 10" x 10' 10" (2.69m x 3.30m)

Bedroom one has a window to the front elevation, elevation, a radiator and a carpeted floor.

En-suite

5' 11" x 5' 9" (1.80m x 1.75m)

The en-suite has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a WC, basin and shower cubicle with a mains shower.

Bedroom 2

8' 7" x 10' 5" (2.61m x 3.18m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom 3

9' 2" x 6' 5" (2.79m x 1.96m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

6' 10" x 5' 7" (2.08m x 1.69m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath.

Garage

With an up and over door.

Outside

With a small frontage with a lawn and path to the front door. The rear garden has a lawn and a low maintenance area ideal for alfresco dining, all enclosed by perimeter fencing with a gate to the garage and block paved driveway to the rear of the property.

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.

Council Tax Information

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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

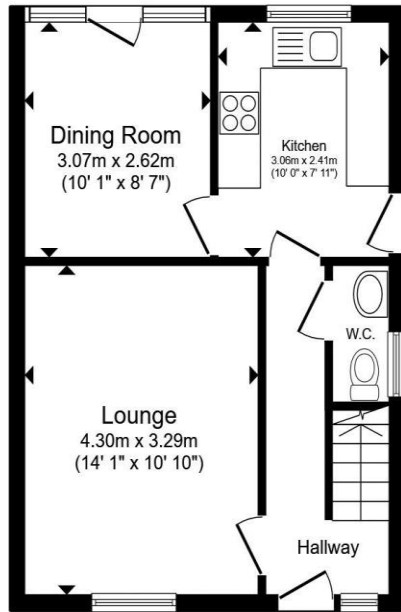
Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

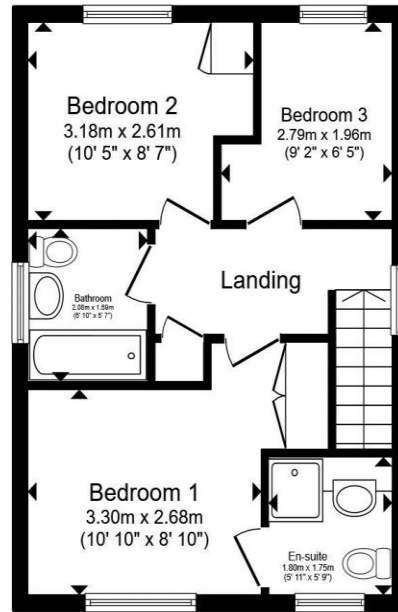
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





Ground Floor



First Floor

Total floor area 76.6 m² (825 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

