



102 Penshurst Road Cleethorpes, North East Lincolnshire DN35 9EN

Located at the bottom of the cul de sac is this extended 3/4 BEDROOM SEMI DETACHED HOUSE. Situated within easy access of regular bus services, schooling and shops the well presented accommodation includes: Entrance porch, hall, lounge, L shaped integrated kitchen/breakfast room. Four bedrooms one with an en suite shower room plus a family bathroom/wc to the first floor. Integral garage with off road parking plus an enclosed paved rear garden. Gas central heating system. Double glazing.

£220,000

- EXTENDED SEMI DETACHED HOUSE
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- THREE/FOUR BEDROOMS
- EN SUITE AND FAMILY BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- INTEGRAL GARAGE
- FRONT AND REAR GARDENS
- CLOSE TO ALL LOCAL AMENITIES



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE PORCH

Approached via a double glazed entrance door with double glazed window. A composite entrance door leads into the:-

ENTRANCE HALL

Radiator, the staircase leads up to the first floor

LOUNGE

16'3" x 11'11" (4.97 x 3.65)

Having a double glazed window to the front elevation, radiator, coving to ceiling. Wall light points plus centre light point. The focal point of this room is the modern fire surround which is inset with an electric log burner style fire. Laminate flooring.



LOUNGE



KITCHEN/BREAKFAST ROOM

7'8" extending to 14'11" x 13'8" (2.35 extending to 4.55 x 4.18)

This L shaped kitchen is fitted with an extensive range of pale grey base and wall cupboards incorporating an integrated dishwasher and fridge together with a built in electric oven and hob which has an extractor chimney above. The contrasting dark work surfaces are inset with a matching dark resin sink with contrasting tiling to splash backs above. The modern gas fired boiler is concealed within a matching wall cupboard and to complete this room is the useful breakfast bar. Inset spot lights to ceiling plus LED lighting to the base cupboards. Useful understairs cupboard. Double French doors plus a double glazed window and door to the side elevation. Tiled flooring.



KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM



FIRST FLOOR

LANDING

The staircase leads up to the first floor split landing.

BEDROOM 1

22'7" x 11'5" average (6.9 x 3.5 average)

A superb principle bedroom has a double glazed window to the front and rear elevations, two radiators, laminate flooring and coving to ceiling.



BEDROOM 1



EN SUITE SHOWER ROOM/WC

4'6" x 7'8" (1.38 x 2.35)

This contemporary styled en suite is finished with white wall boarding and is fitted with a shower area which has a dual head and a glass screen to the front, a vanity unit having an illuminate mirror with Blue Tooth above and a low flush wc. Laminate flooring. Extractor fan.



BEDROOM 2 & 3

The wall has been removed between these two bedrooms but still has the two doors so if so desired could be two separate bedrooms with the wall re instated.



BEDROOM 2 (FRONT)

9'11" x 6'11" *minimum* (3.04 x 2.13 *minimum*)

Used as a dressing room to bedroom 3, this room has a double glazed window, radiator and a bank of floor to ceiling wardrobes which provides excellent hanging space. Laminate flooring. Open access leads into:-



BEDROOM 3 (REAR)

10'1" x 9'1" (3.08 x 2.79)

Double glazed window, radiator and laminate flooring.



BEDROOM 4 (FRONT)

9'10" max x 8'11" (3.02 max x 2.73)

This L shaped room has a double glazed window to the front elevation, radiator and a double built in wardrobe cupboard.



BATHROOM/WC

5'10" x 5'4" (1.79 x 1.65)

Fully tiled in a contracting pale pink ceramic tile this family bathroom is fitted with a white suite including a panelled bath, a pedestal wash hand basin and a low flush wc. Radiator. Double glazed window. Vinyl flooring.



OUTSIDE



THE GARDENS

The property stands in both front and rear gardens, the compact front garden is set behind a white picket fence and has an additional hard standing for the parking of one car with the enclosed rear garden being paved for ease of maintenance including a raised decked area ideal for outside entertaining. The mature willow tree provides natural shelter during the summer months. Included in the sale is the timber playhouse. The rear garden can be accessed via a covered private walk way.



SUMMER HOUSE



INTEGRAL GARAGE

18'4" x 15'0" average (5.61 x 4.59 average)

Up and over door to the front, rear door which leads into the rear garden.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

TENURE - FREEHOLD

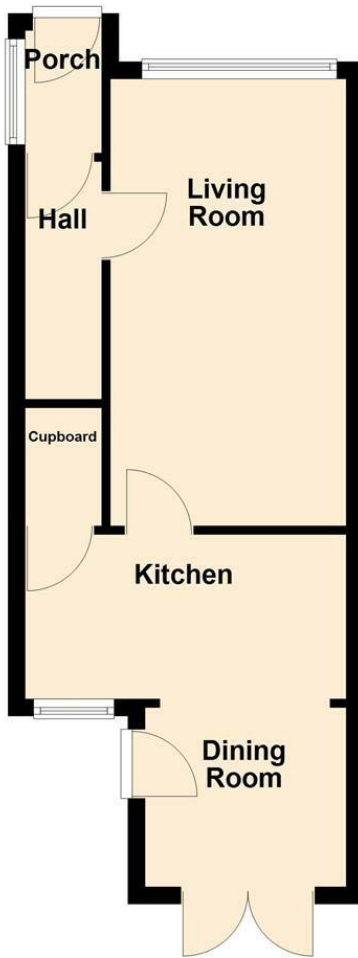
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

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

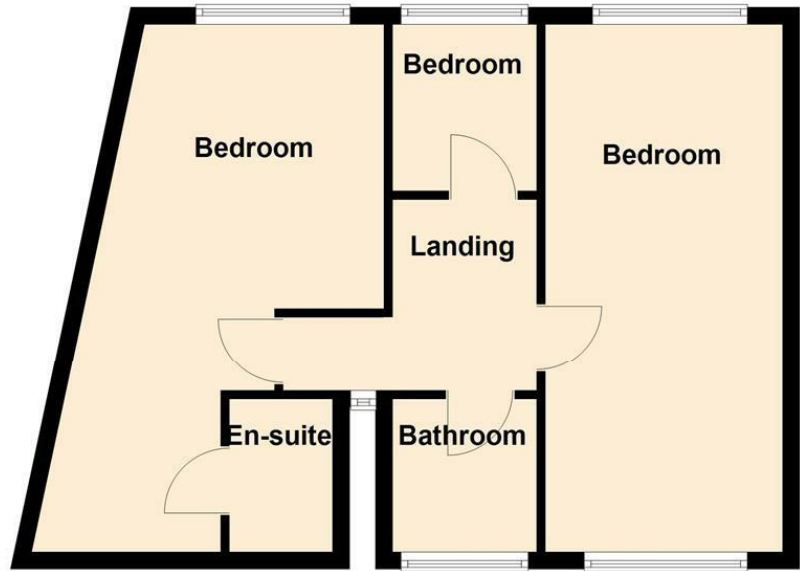
Ground Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



First Floor

Approx. 49.4 sq. metres (532.1 sq. feet)



Total area: approx. 82.7 sq. metres (890.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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 firm's 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.