



## 10 Fillingham Crescent Cleethorpes, North East Lincolnshire DN35 0JD

This stunning detached chalet house, offered in turn-key condition, has been recently renovated to an exceptional standard. Situated in a highly sought-after location just off Chichester Road, it is within close proximity to the boating lake and promenade, offering an array of cafes, bars, shops, and amenities. The property has undergone a complete refurbishment over the last couple of years, transforming it into a luxurious family home. The well-appointed accommodation comprises an inviting entrance hall, a spacious open-plan living kitchen diner and versatile day room, utility room with cloaks storage, two generously sized double bedrooms, one of which boasts an en-suite shower room, along with a stylish family bathroom fitted with a freestanding bath. On the first floor, you will find an additional double bedroom complete with a dressing room and a modern en-suite shower room. Ample storage is provided through contemporary fitted wardrobes. The home benefits from gas central heating and double glazing with flush casements throughout. Externally, the property is set within beautifully maintained gardens, offering a driveway for off-road parking. The enclosed rear garden features a paved patio area, raised mature flower beds, a charming summerhouse/bar, and a useful outside store. Early viewing is highly recommended to fully appreciate the quality and appeal of this exceptional home.

**£355,000**

- TURN KEY CONDITION
- RECENTLY REFURBISHED
- SOUGHT AFTER CLEETHORPES LOCATION
- LIVING KITCHEN DINER DAY ROOM
- UTILITY ROOM
- THREE DOUBLE BEDROOMS
- TWO WITH EN SUITE SHOWER ROOMS
- FAMILY BATHROOM WITH FREE STANDING BATH
- DRESSING ROOM
- FRONT & REAR GARDENS SUMMER HOUSE



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

## GROUND FLOOR

### OVER ALL DESCRIPTION

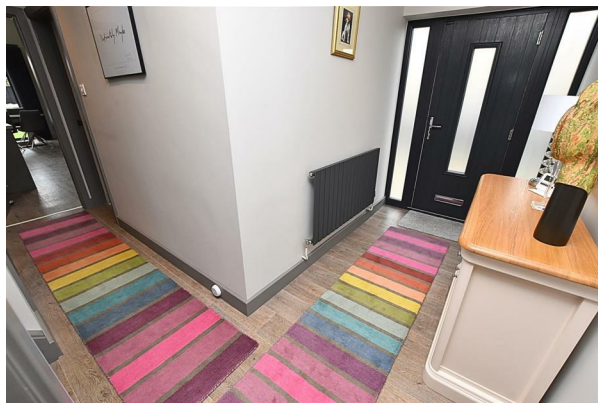
The property has been taken back to the brick and thoughtfully rebuilt to modern standards. A brand-new roof has been installed, along with a complete rewire and a new boiler for enhanced efficiency. A first floor has been added and a stunning vaulted kitchen extension.. Flush casement UPVC window, contemporary kitchen and luxurious bathrooms. The entire home features new carpets and flooring throughout. Externally, the landscaped gardens offer a perfect outdoor retreat, complete with a summer house and bar for entertaining or a home office and craft room. Additional features include a security alarm, outdoor lighting, and external sockets for added convenience.

### ENTRANCE

Accessed via a modern composite door with side light panels into the hallway.

### HALLWAY

The welcoming hallway sets the tone for the rest of the family home with its panelled doors, column radiator, high quality wood effect vinyl flooring and carpeted stairs with modern stainless steel hand rail leading to the first floor.



### LIVING KITCHEN DINER DAY ROOM

21'9" x 20'2" (6.65 x 6.15)

The living kitchen diner day room is truly the hub of the home with its vaulted ceiling, remote control rain sensor roof light windows and electric binds. The kitchen area benefits from a large range of grey shaker style wall and base drawers with soft close feature, contrasting work surfaces, matching upstands and splashbacks. Incorporating a ceramic sink and drainer, electric hob with eye level one and a half electric fan assisted oven, integrated dishwasher, full size larder fridge, full size freezer and a walk in pantry cupboard. This open plan room has ample space for a family dining table, day seating and and lounge area. The lounge area has carpeted flooring and tv point. finished with wood effect vinyl flooring, four tall column radiator, Anthracite Grey aluminium double glazed sliding doors with side light panels and illusion blinds leading to the rear garden.



### LIVING KITCHEN DINER DAY ROOM

Additional Photograph



**LIVING KITCHEN DINER DAY ROOM**  
Additional Photograph



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Additional Photograph



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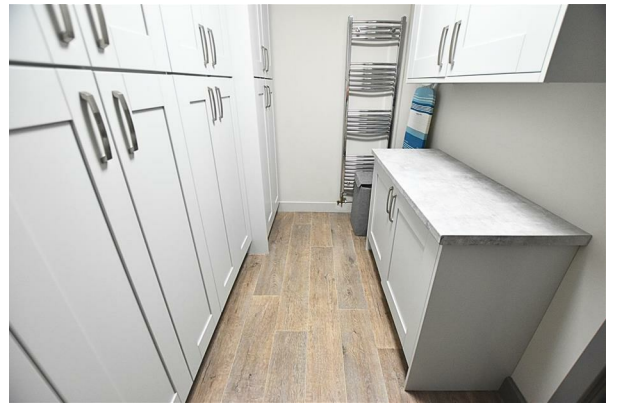
**LIVING KITCHEN DINER DAY ROOM**  
Additional Photograph



### UTILITY ROOM

10'9" x 6'7" (3.29 x 2.01)

This handy addition has a range of grey shaker wall to wall cupboards with handy shelves and cloaks area, one cupboard has plumbing for an automatic washing matching and vented dryer. finished with a day light ceiling fitting, heated towel rail and wood effect vinyl flooring.



### MASTER BEDROOM

14'11" x 11'10" (4.55 x 3.62)

The master bedroom oozes relaxation with its made to measure plantation shutters to the front aspect, carpeted flooring and radiator. Having ample storage provided by wall to wall wardrobes with sliding doors which cleverly include a tv point and electric sockets. Door leading to the en suite shower room.



### MASTER BEDROOM

Additional Photograph



### MASTER BEDROOM

Additional Photograph



### EN SUITE SHOWER ROOM

13'10" x 4'6" (4.22 x 1.39)

The modern en suite benefits from a white three piece suite comprising of; Walk in mains fed shower with rainfall head, glazed screen and tiled splashbacks. vanity hand wash basin with storage draws beneath and tiled splashback and low flush wc. Finished with modern tiled effect vinyl flooring, heated towel rail, feature pendant drop lights and uPVC double glazed window to the side aspect. Large storage cupboard.



### BEDROOM THREE/SITTING ROOM

10'5" x 10'1" (3.18 x 3.08)

This dual purpose room is presently used as a second sitting room but could be a third bedroom. It has a uPVC double glazed window to the front aspect with bespoke plantation shutters, carpeted flooring and modern column radiator.



### FAMILY BATHROOM

8'7" x 6'7" (2.62 x 2.01)

The modern bathroom benefits from a white three piece suite which comprises of; Freestanding tear shaped bath with feature tap, vanity hand wash basin with handy storage drawers beneath and panelled splashback and low flush wc. Finished with a feature panelled wall having an inset alcove with feature lighting, tiled effect vinyl flooring, heated towel rail, modern wall cupboard and uPVC double glazed window to the side aspect.



### FAMILY BATHROOM

Additional Photograph



### FIRST FLOOR LANDING

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Having carpeted flooring and door leading to the bedroom.

## BEDROOM TWO

11'8" x 10'3" (3.56 x 3.14)

The second double bedroom is to the first floor and has a large built in storage/airing cupboard which houses the wall mounted boiler. The bedroom is finished with a uPVC double glazed window to the front aspect fitted with bespoke plantation shutters, carpeted flooring and column radiator. Feature wall to wall modern fitted wardrobes. Door leading to the office/dressing room.



## BEDROOM TWO

Additional Photograph



## OFFICE/DRESSING ROOM

17'5" x 8'11" (5.32 x 2.74)

Presently used as an office but could easily be used as a dressing room, being built in the eaves of the property with a Velux window, eaves storage, radiator and carpeted flooring.



## EN SUITE SHOWER ROOM

10'4" x 4'3" (3.15 x 1.32)

Benefitting from a white three piece suite comprising of; Walk in shower with curved glazed screens, rainfall shower head and tiled splashbacks, modern vanity hand wash unit with storage draws beneath and low flush wc. Finished with a Velux window, down lights, heated towel rail, tiled effect vinyl flooring and handy eaves storage.



## EN SUITE SHOWER ROOM

Additional Photograph



## OUTSIDE

### GARDENS

The property stands away from the road with a low walled boundary to the front and open access driveway. The front garden is laid to lawn with mature planting to the borders and a paved driveway provides ample off road parking for several vehicles. Fenced side boundaries and wooden gate leading to the rear garden. The rear garden has fenced boundaries and is laid to lawn with raised borders edged with sleepers and having mature planting to the them, duel aspect paved patio and seating areas. Ample outside lighting and electric sockets.



### SUMMER HOUSE/BAR

16'9" x 9'3" (5.13 x 2.82)

The summer house which could be used as a bar, home office or craft room is of timber construction with PVC cladding, fully insulated with feature outside soffit lighting. Finished with two uPVC double glazed windows and French doors, wood effect vinyl flooring, eco heater and electric and lighting. This multi functional room can be used all year round.



### SUMMER HOUSE

Additional Photograph



## SUMMER HOUSE

Additional Photograph



## GARDENS

Additional Photograph



## STORE

9'8" x 7'3" (2.96 x 2.23)

Having a uPVC double glazed access door and is 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 - C

EPC -

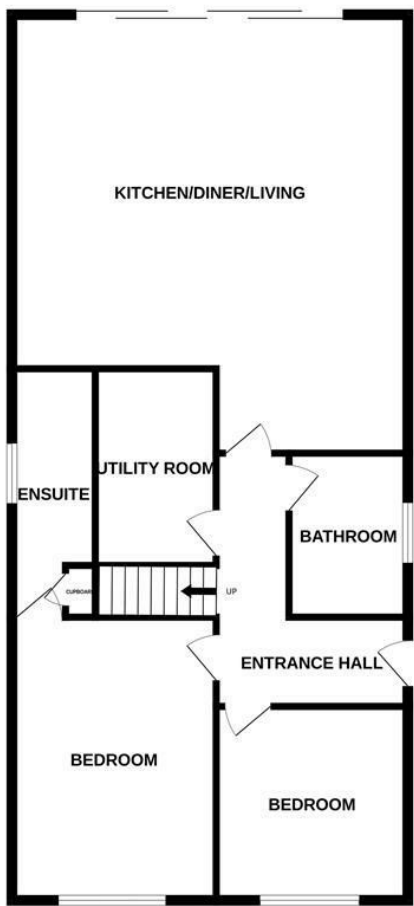
## OPENING TIMES

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

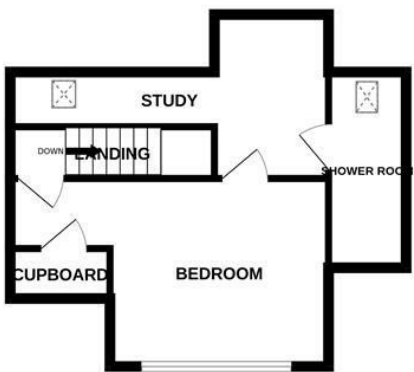
## VIEWING ARRANGEMENTS

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

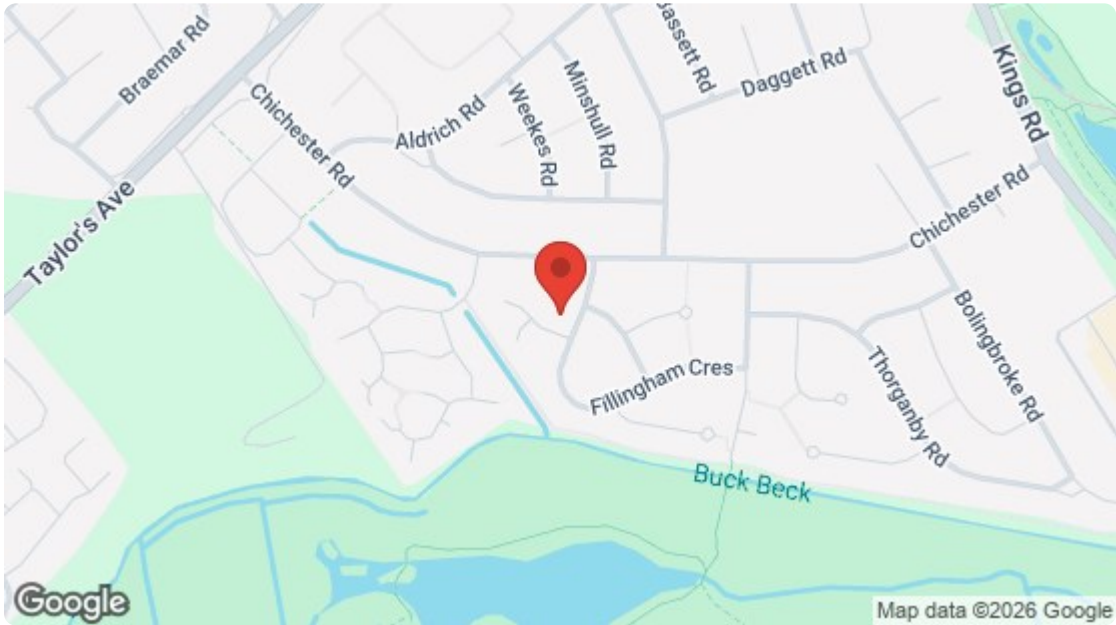
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 79        |
| (55-68) D                                                       | 64      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <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.