



12 Reynolds Street, Cleethorpes, North East Lincolnshire, DN35 7TT
£195,000

Key Features:

- Traditional Semi Detached Home
- Close Proximity to the Town Centre & Seafront
- Two Reception Rooms
- Three Double Bedrooms
- Ample Driveway Parking
- Integral Garage
- Low Maintenance Gardens

Situated in a well established residential area of Cleethorpes, this traditional bay windowed semi detached home offers spacious and versatile accommodation, ideally positioned within close proximity of the seafront, town centre and local primary schools.

The accommodation comprises a welcoming front lounge, separate rear dining room with access onto the garden, kitchen, and a useful utility room. To the first floor are three good sized bedrooms and the family bathroom.

Externally, the property benefits from ample driveway parking, a large integral garage, and low maintenance garden to the rear.



ENTRANCE HALL

With parquet style tiled flooring and staircase leading to the first floor.

LOUNGE

15'6" x 14'2" (4.74 x 4.34)

With a bay window to front aspect.

DINING ROOM

17'8" x 10'8" (5.39 x 3.27)

Separate dining room, with patio doors opening onto the rear garden.

KITCHEN

11'10" x 11'6" (3.62 x 3.51)

Fitted with a range of wall and base units, incorporating a built-in oven and gas hob. Access into the garage.

UTILITY ROOM

5'9" x 4'2" (1.76 x 1.29)

Providing space for laundry appliances.

FIRST FLOOR

BEDROOM 1

14'3" x 11'8" (4.36 x 3.58)

Front aspect bedroom with bay window.

BEDROOM 2

14'2" x 10'8" (4.33 x 3.27)

Rear aspect bedroom.

BEDROOM 3

10'11" x 9'3" (3.34 x 2.83)

Rear aspect bedroom with bay window.

BATHROOM

7'8" x 5'5" (2.35 x 1.67)

Fitted with a pedestal basin, WC and panelled bath with electric shower over.

TENURE

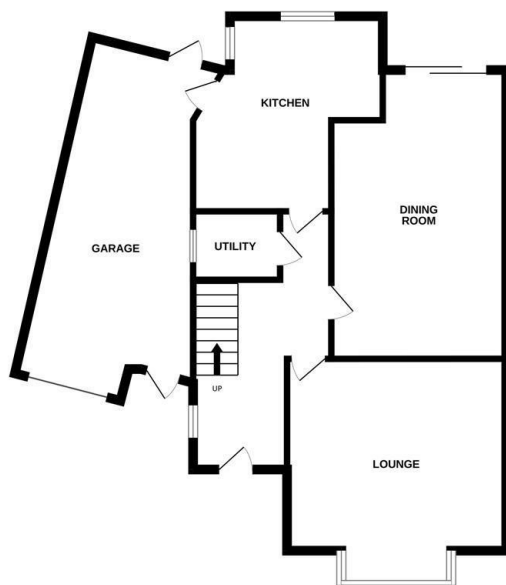
FREEHOLD

COUNCIL TAX BAND

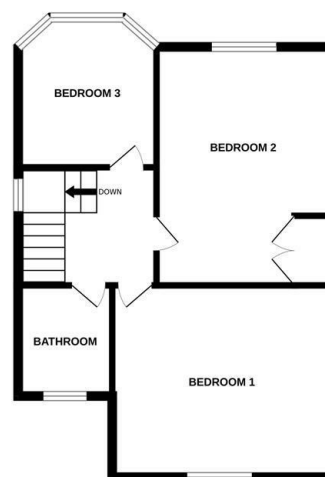
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GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.

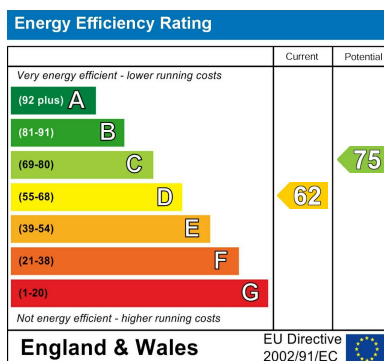


1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 sq.m.) approx.

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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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