



12 Ludborough Way, Cleethorpes, DN35 0TB
£250,000

Key Features:

- Detached Three Bedroom Home
- Spacious Family Accommodation
- Popular Residential Area Close to the Seafront
- Open Plan Living/Dining Kitchen
- Lounge with Log Burning Stove
- Downstairs Cloakroom & First Floor Family Bathroom
- South West Facing Rear Garden
- Ample Driveway Parking & Integral Garage

Situated in a popular residential area off Chichester Road, this extended three bedroom detached home has been much improved by the current owners to create a stylish and well presented family home. Ideally positioned close to local amenities, highly regarded schools and within a short walk of the seafront, the property is perfectly placed for everyday family life and convenience.

At the heart of the home is the impressive open plan living/dining kitchen, thoughtfully designed for modern living and entertaining, with bi-folding doors opening onto the rear garden. Featuring a large range of shaker-style units, butcher's block-style worktops and integrated appliances including a fridge/freezer, dishwasher, washing machine, double oven and hob. Open access leads to the front lounge, where a log-burning stove provides an attractive focal point, complemented by fitted alcove storage cabinets. A useful cloak/WC completes the ground floor.

To the first floor are three bedrooms, comprising a main bedroom with built-in wardrobes, a second double bedroom and a versatile third bedroom, all served by a well appointed family bathroom including a shower over the bath.

Externally, the property continues to impress with a south-west facing garden, featuring a spacious patio ideal for outdoor dining and entertaining, while a separate patio area to the side provides an ideal setting for a hot tub.

At the front, the driveway provides ample off road parking. The integral garage benefits from both front and rear access and has been partitioned to create a practical utility area.



LIVING/DINING KITCHEN

19'10" x 14'8" (6.07 x 4.49)

LOUNGE

14'6" x 11'8" (4.44 x 3.56)

CLOAKROOM/WC

6'5" x 2'8" (1.96 x 0.82)

FIRST FLOOR

BEDROOM 1

12'11" x 8'7" (3.95 x 2.63)

BEDROOM 2

9'4" x 8'7" (2.86 x 2.62)

BEDROOM 3

9'4" x 5'10" (2.86 x 1.78)

BATHROOM

6'5" x 5'9" (1.97 x 1.76)

TENURE

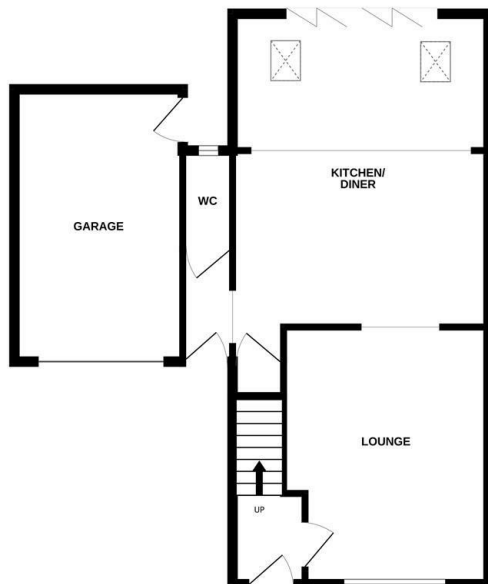
FREEHOLD

COUNCIL TAX BAND

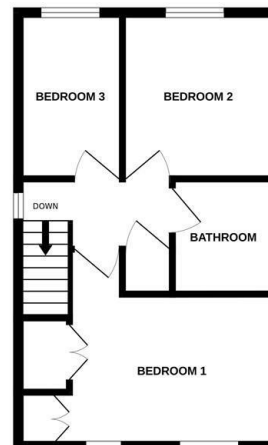
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GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

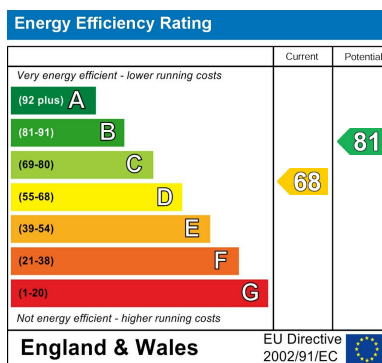


1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation 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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