



## 4 Maygrove Mews Cleethorpes, North East Lincolnshire DN35 8BF

Nestled in the charming Maygrove Mews of Cleethorpes, this delightful semi-detached house offers three bedrooms, this property is ideal for families and the inviting lounge features a lovely fireplace. The layout of the home is both practical and functional, with a rear lobby leading to a utility cloakroom, Additionally, the generous understairs cupboard provides ample storage. First floor bathroom with white suite, gas central heating system and double glazing. Southerly aspect rear garden allows for plenty of natural light to flood the interiors. Situated within close proximity to the shopping area on St Peters Avenue, convenient for the shops, cafes, and amenities. Furthermore, the promenade is just a short stroll away, offering the perfect setting for leisurely walks.

**Chain Free £195,000**

- MODERN SEMI DETACHED HOUSE LOCATED CLOSE TO ST PETERS AVENUE
- NO FORWARD CHAIN. BLOCK PAVED CUL-DE-SAC POSITION
- ENTRANCE HALL & LIVING ROOM WITH FEATURE FIREPLACE
- DINING KITCHEN WITH REAR LOBBY OFF, UTILITY CLOAKROOM & USEFUL WALK-IN STORAGE CUPBOARD
- THREE BEDROOMS & BATHROOM TO FIRST FLOOR
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- PRIVATE DRIVE TO FRONT PROVIDING OFF STREET PARKING
- ENCLOSED SOUTH FACING REAR GARDEN
- WOOD EFFECT BLINDS TO MAJORITY OF WINDOWS



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

A canopied entrance with porch light and double glazed door leads to:-

## ENTRANCE HALL

With staircase having wall mounted handrail. Directly off is the:-

## LIVING ROOM

15'5" x 11'10" max (4.70m x 3.63m max)

With double glazed window to the front aspect. Feature fireplace with inset electric fire.



## DINING KITCHEN

13'3" x 10'10" max (4.04m x 3.31m max)

Fitted with wall & base units in a light oak effect finish with contrasting work surfacing and inset right hand drainer stainless steel sink unit. Built in oven, gas hob and extractor hood. Space/plumbing for dishwasher. Double glazed window to the rear.



## REAR LOBBY

6'11" x 3'9" (2.12m x 1.15m)

Having double glazed window to side aspect, double glazed door to the rear garden. Directly off is the:-

## UTILITY CLOAKROOM

6'4" x 5'8" max (1.95m x 1.74m max)

Providing plumbing and space for automatic washing machine. Dedicated vanity area with toilet and hand basin inset. Central heating radiator. Double glazed window to side aspect.



## UNDERSTAIRS CUPBOARD

Accessed from the rear lobby/utility area. Wall mounted gas central heating boiler. Power & lighting.

## FIRST FLOOR LANDING

With spelted balustrade, loft access, built in airing cupboard. Double glazed window to side aspect

### **BEDROOM 1**

15'1" (narrowing to 11'11" in part) x 11'5" max (4.62m (narrowing to 3.65m in part) x 3.50m max)

With 2 x double glazed windows to front aspect. Central heating radiator



### **BEDROOM 2**

10'5" x 8'0" (3.19m x 2.44)

With Double glazed window overlooking the rear garden. Central heating radiator.



### **BEDROOM 3**

8'5" (widening to 11'9" in recess) x 6'9" max (2.57m (widening to 3.60m in recess) x 2.07m max)

Double glazed window to rear. Central heating radiator



### **BATHROOM**

With white suite comprising P-shaped bath with shower system over, Vanity hand basin & low flush WC set within dedicated toiletry surround. Central heating radiator. Circular ceiling mounted sun tunnel



## **OUTSIDE**

The property has southerly aspect rear garden with boundaries enclosed by timber fencing/brick walling. Side gated access. Outside tap.



## **EXTERNAL REAR**



## **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.

## **SERVICE CHARGE**

Service Charge: £450 pa

We understand that there is a service charge from all of the properties in the cul-de-sac to cover the cost of communal gardening, lighting etc.

We strongly recommend that all interested parties should ask their legal representatives to make their own enquiries.

## **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - B

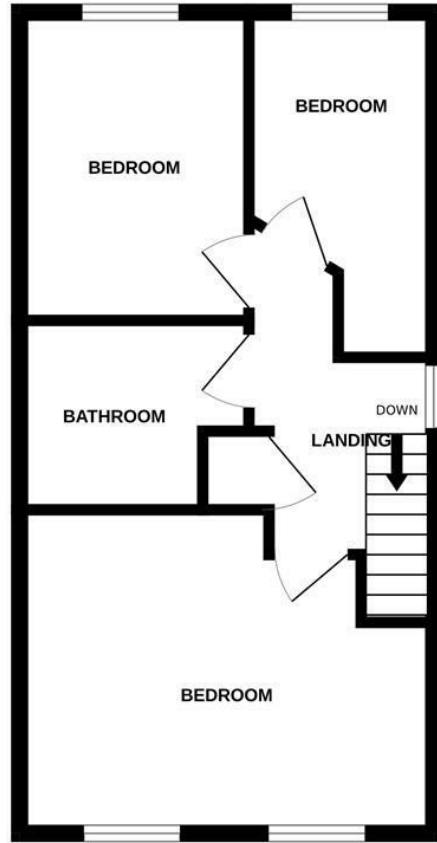
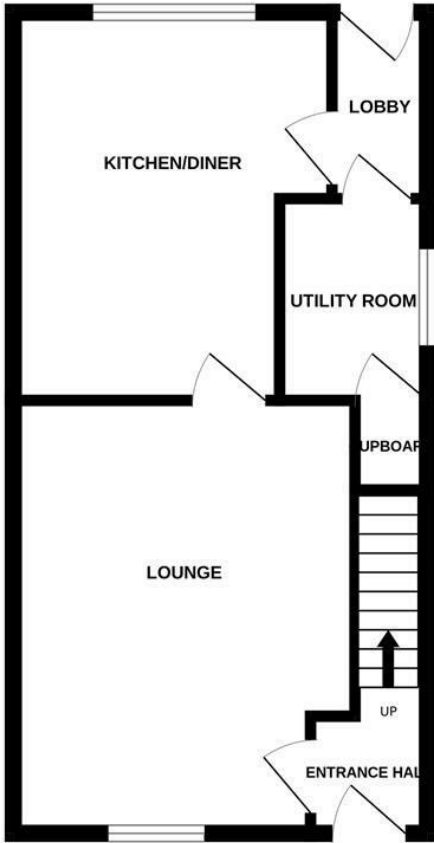
EPC - C

## **VIEWING ARRANGEMENTS**

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

## **OPENING TIMES**

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



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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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 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.