



# CHOICE PROPERTIES

*Estate Agents*

61 Davenport Drive,  
Cleethorpes, DN35 9JP

Price £210,000



Choice Properties are pleased to offer for sale this renovated and well maintained three bedroom semi-detached house with a large attractive garden, situated in a residential position on a sought after road. Within close proximity to the local amenities and easy reach to the beaches; the property has been tastefully renovated throughout; including the installation of a new central heating system. Early viewing is advised.

Benefiting from a new mains gas central heating system; which was installed in 2023 and uPVC double glazing throughout, the beautifully presented accommodation comprises:-

### **Entrance Hall**

6'00" x 5'07"

Modern front door leading into the entrance hall with tiled flooring, a cupboard housing the wall mounted consumer unit and stairs got the first floor.

### **Reception Room**

21'11" x 12'10"

Light and airy reception room benefiting from an angled bay window to front aspect and tri-folding doors to the rear, tiled flooring, log burning stove set on a marble hearth with a bricked surround and rustic wooden mantle, TV aerial, ample space for a dining table and set in an open plan design with the:

### **Kitchen/Breakfast Room**

13'05" x 8'07"

Tasteful fitted kitchen with a range of base units with worktop over, ceramic butler sink with mixer tap with instant boiling water feed, freestanding 'Range' style gas cooker, space for a freestanding dishwasher, tiled flooring, inset spot lighting, panty cupboard and an opening through to:

### **Utility Area**

10'02" x 6'04"

Side uPVC stable door, two 'Velux' style window, tiled flooring, anthracite window with internal blind, LED strip lighting, space for a freestanding 'American' style fridge/freezer, space and plumbing for a freestanding washing machine and space for a tumble dryer.

### **Study/Snug**

7'00" x 6'01"

Providing an ideal work from home space with tiled flooring and double opening 'French' doors out to the rear garden.

### **Landing**

6'01" x 6'05"

Providing access to the loft; which houses the wall mounted combination boiler; supplying both the central heating and hot water systems, and doors to:

### **Bedroom 1**

11'06" x 12'10"

Spacious double bedroom benefiting from an angled bay window to front aspect.

### **Bedroom 2**

8'07" x 9'10"

Double bedroom, currently utilised as a dressing room with built in wardrobes with mirrored sliding doors.

### **Bedroom 3**

8'04" x 5'06"

Single bedroom with an over-stair storage cupboard.

## **Shower Room**

5'04" x 9'06"

Fitted with a stylish three piece suite comprising a large walk in shower enclosure with mains fed double shower head (large recess waterfall shower head and handheld shower head) over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, partly tiled; part 'Linda Barker Corten' wall panels, inset spot lighting, extractor and a heated towel rail.

## **Driveway**

Gravelled driveway providing off road parking for multiple vehicles.

## **Garden**

To the rear of the property you will find a large, privately enclosed garden laid mostly to lawn with timber fencing to the boundaries. The rear garden additionally presents a timber decked seating veranda with electric points and a paved patio seating area, two ideal areas for outdoor dining and entertaining, a large timber workshop/outside store with electric (measuring 17'11" x 11'11"), raised planter beds and an array of well established trees and shrubs. A wood fired hot tub is also included in the sale.

## **Tenure**

Tenure.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

## **Council tax band**

Local Authority - North East Lincolnshire Council

Municipal Offices,

Town Hall Sq,

Grimsby

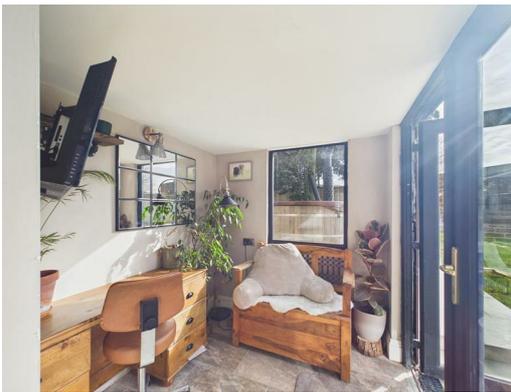
DN31 1HU

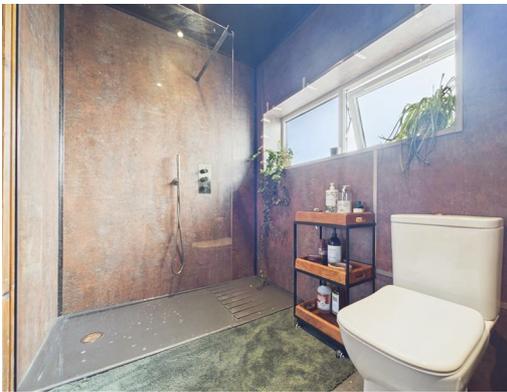
Tel. No. 01472 313131

Website: <https://www.nelincs.gov.uk/>

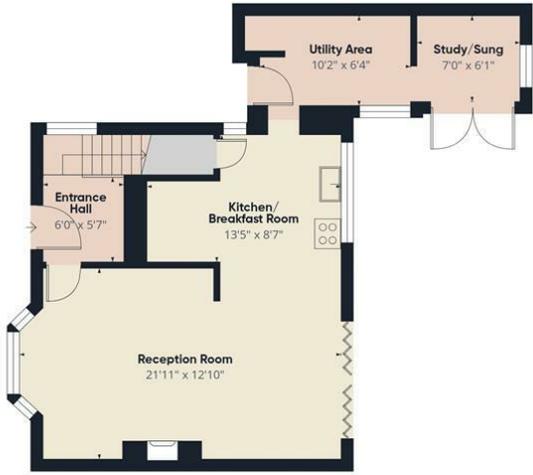
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
1166 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

Please use the postcode DN35 9JP to navigate to the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(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			
(55-60) 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	

