



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

Situated in a cul de sac position close to St Peters Avenue with all of its excellent facilities, is this well presented THREE BEDROOM SEMI DETACHED HOUSE with private drive/parking. The accommodation offers: Entrance hall, good sized lounge, fitted dining kitchen, rear lobby, cloaks/wc with utility area plus a walk in under stair cupboard housing the gas central heating boiler. First floor landing serves the three bedrooms and the family bathroom/wc. Enclosed rear garden enjoying a southerly aspect. Gas Central Heating System & Double Glazing. Recently redecorated with some new carpets. NO FORWARD CHAIN.

**Chain Free £195,000**

- WELL PRESENTED MODERN SEMI DETACHED HOUSE WITH DRIVE
- LIVING ROOM & DINING KITCHEN
- REAR LOBBY, UTILITY CLOAKROOM AND WALK IN UNDER STAIR CUPBOARD
- FIRST FLOOR LANDING WITH BUILD IN AIRING CUPBOARD
- THREE BEDROOMS & FAMILY BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN ENJOYING A SOUTHERLY ASPECT
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

A canopied entrance with external light. A white pvc entrance door leads to:-

## ENTRANCE HALL

With staircase to first floor, central heating radiator, Directly off is the:-

## LOUNGE

13'10" x 11'5" (4.24m x 3.49m)

With double glazed window to front aspect, central heating radiator, coving to ceiling



## DINING KITCHEN

13'2" x 10'5" (narrowing to 9'1" in part) (4.03m x 3.18m (narrowing to 2.79m in part))

Fitted with a range of wall & base units in a light oak effect finish with contrasting black work surfacing and inset stainless steel sink unit. Grey ceramic tiling to splash back areas. Space for under counter fridge. Built in oven, gas hob & chrome extractor hood. Cream ceramic tiled floor. Central heating radiator. Coving to ceiling.



## REAR LOBBY

6'4" x 3'9" (1.94m x 1.15m)

With continuation of the cream ceramic tiled floor, central heating radiator. Double glazed door to rear garden. Directly off is the:-

## UTILITY CLOAKROOM

6'4" x 5'1" (widening to 5'8") (1.95m x 1.55m (widening to 1.74m))

With white low flush WC and vanity hand basin set within a dedicated toiletry surround. Plumbing for automatic washing machine. Continuation of the cream ceramic tiled floor. Double glazed window to side aspect. Leads to:-



## UNDER STAIR CUPBOARD

With power and lighting. Wall mounted gas central heating boiler

### FIRST FLOOR LANDING

With double glazed window to the side, built in airing cupboard, loft access.



### BEDROOM 1

14'8" max x 10'0" (4.49m max x 3.06m)

With double glazed window to rear, Stairwell bulk head, central heating radiator



### BEDROOM 1



### BEDROOM 2

10'5" x 7'4" (3.19m x 2.26m)

Double glazed window to rear, central heating radiator



### **BEDROOM 3**

10'9" (narrowing to 7'1") x 6'11" (3.29m (narrowing to 2.16m) x 2.11m)  
Double glazed window to rear, central heating radiator.



### **BATHROOM**

7'3" max x 6'4" (2.23m max x 1.95m)

With white suite comprising P-shaped bath with shower system over and curved shower screen. Low flush WC & vanity hand basin set within a dedicated toiletry surround. Extractor, ceramic tiling to walls. Central heating radiator. Circular ceiling mounted sun tunnel providing natural light.



### **OUTSIDE**

The property has a block paved and purple slate frontage which provides private off street parking. Ranch style fencing to either side. Side courtesy gate to rear. The rear garden is enclosed by timber fencing & brick walling. Paved pathways and gravelled garden for ease & maintenance. Enjoys a southerly aspect. Outside tap.



### **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

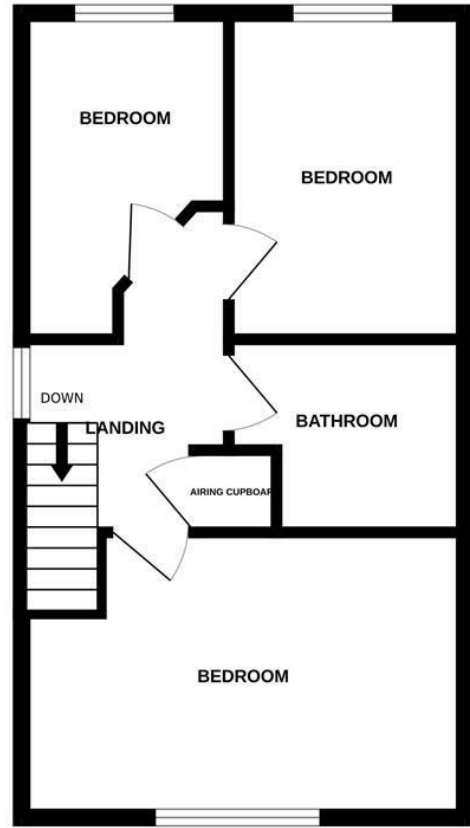
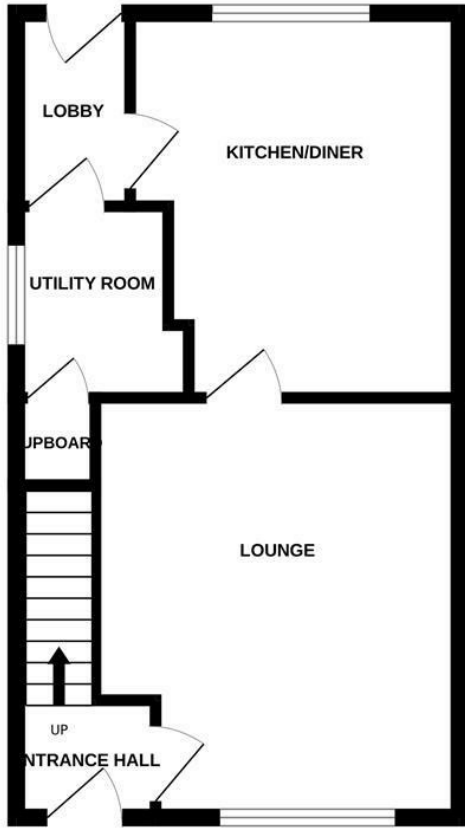
EPC - C

### **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>			90
(81-91) <b>B</b>		78	
(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 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.