Joy Walker

ESTATE AGENTS



36 Bolingbroke Road

Cleethorpes, North East Lincolnshire DN35 0HG

Situated on the highly regarded Bolingbroke Road in Cleethorpes, this impressive and substantially extended four-bedroom semi-detached family home offers spacious, versatile accommodation, perfectly suited to modern family living. The property enjoys a sought-after location, conveniently positioned for a range of local amenities, shops, the beautiful Cleethorpes seafront and promenade, together with well-regarded local schooling, including Signhills Infant and Junior Academies and Humberston Academy. Internally, the accommodation briefly comprises an entrance hallway, kitchen opening into a sociable day room/dining area, cloakroom and a generous lounge/diner with double doors leading through to the day room, creating a wonderful flow of living space ideal for both everyday family life and entertaining. To the first floor are four well-proportioned bedrooms and a family bathroom. Further benefits include an integral garage incorporating a useful utility area, whilst externally a paved driveway provides off-road parking to the front. To the rear, a particularly attractive, good-sized westerly-facing garden offers an excellent space to relax and entertain, featuring a covered seating area, decked patio, lawn with attractive sleeper-edged borders and a substantial timber summer house, complete with electricity, making it ideal for home working, hobbies or entertaining. Offering generous accommodation both inside and out, an internal viewing is highly recommended to fully appreciate all this fantastic family home has to offer.

- SOUGHT-AFTER BOLINGBROKE ROAD
- EXTENDED FOUR BEDROOM HOME
- SPACIOUS FAMILY ACCOMMODATION
- OPEN PLAN KITCHEN/DAY ROOM
- GENEROUS LOUNGE/DINER
- FOUR GOOD-SIZED BEDROOMS
- INTEGRAL GARAGE/UTILITY
- OFF-ROAD PARKING
- WESTERLY-FACING GARDEN
- LARGE SUMMER HOUSE







£315,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

DRAFT DETAILS
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

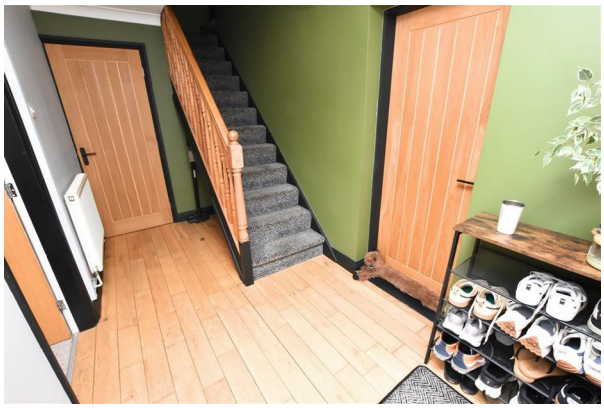
MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
.

GROUND FLOOR

ENTRANCE
The property is accessed via a composite entrance door with adjoining glazed side panels, opening into the welcoming reception hallway.

RECEPTION HALLWAY
The welcoming reception hallway features solid wood flooring, a coved ceiling and a radiator. A staircase with carpeted treads and a wooden spindle balustrade leads to the first floor, whilst solid oak doors provide access to the ground floor accommodation.



KITCHEN
11'5" x 8'3" (3.49 x 2.52)
The galley-style kitchen opens through to the day/dining room and is fitted with an extensive range of contemporary grey gloss-fronted wall and base units, complemented by solid wood work surfaces and tiled splashbacks. The kitchen incorporates a Belfast sink, gas hob with chimney-style extractor hood, electric fan-assisted oven and additional larder units, together with space for A dishwasher and an American-style fridge freezer. Further features include recessed downlighting, coving to the ceiling, wood-effect laminate flooring, a tall column radiator and a uPVC double-glazed window to the side aspect.



KITCHEN



KITCHEN



DAY/DINING ROOM

18'2" x 8'10" (5.56 x 2.70)

Open plan to the kitchen, the day/dining room provides a fantastic additional family living space, ideal for both everyday use and entertaining. Double oak glazed doors lead through to the lounge, whilst the wood-effect laminate flooring continues seamlessly throughout. The room further benefits from a radiator and uPVC double-glazed patio doors opening directly onto the decked patio area, creating a lovely connection between indoor and outdoor living.



DAY/DINING ROOM



DAY/DINING ROOM



CLOAKROOM

5'1" x 4'0" (1.57 x 1.22)

The useful cloakroom is fitted with a white low-flush WC incorporating a handy wash hand basin, together with coat hooks, tiled-effect vinyl flooring and a uPVC double-glazed window to the rear aspect.



LOUNGE

The generously proportioned lounge enjoys plenty of natural light from a uPVC double-glazed bow window to the front aspect. The room features colour-drenched walls, coving and skirting boards, together with an attractive open chimney breast with oak mantel, creating a lovely focal point. Further benefits include carpeted flooring, two radiators and double oak doors leading through to the day/dining room. The current vendors have created a dedicated music area to one end of the room, highlighting the versatility of this excellent living space.



LOUNGE

LOUNGE



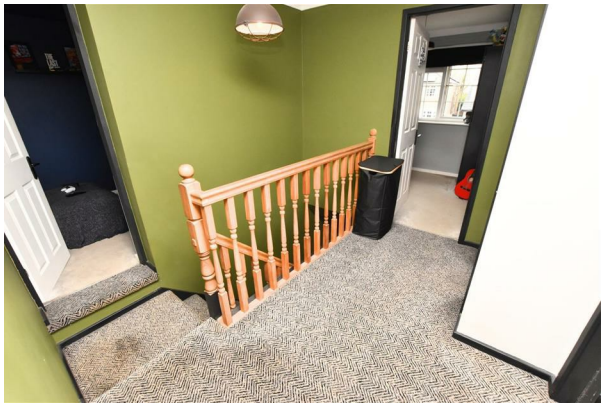


FIRST FLOOR

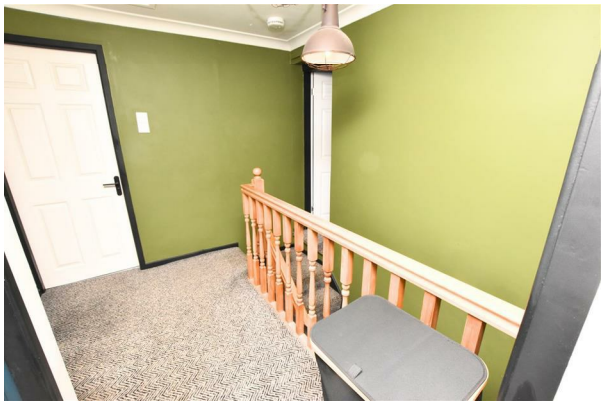
.

FIRST FLOOR LANDING

The first-floor landing features continued carpeted flooring, a wooden spindle balustrade and coving to the ceiling, together with access to the loft space. The loft is accessed via a pull-down ladder and benefits from partial boarding, providing useful additional storage, and also houses the combination boiler.



FIRST FLOOR LANDING



BEDROOM ONE

13'8" x 11'3" (4.17 x 3.43)

The largest of the four bedrooms is positioned to the front aspect and benefits from a uPVC double-glazed bow window, allowing plenty of natural light. The room features colour-drenched walls, bespoke fitted shelving, a coved ceiling, carpeted flooring and a radiator.



BEDROOM ONE



BEDROOM TWO

15'7" x 8'7" (4.76 x 2.64)

The second double bedroom enjoys plenty of natural light from two uPVC double-glazed windows to the front aspect and further benefits from coving to the ceiling, carpeted flooring and two radiators.



BEDROOM TWO



BEDROOM THREE

10'8" x 9'10" (3.27 x 3.02)

The third double bedroom features a uPVC double-glazed window, coving to the ceiling, carpeted flooring and a radiator, together with a useful built-in wardrobe providing additional storage.



BEDROOM FOUR

12'8" x 7'5" (3.87 x 2.28)

The fourth bedroom is currently utilised as a study/gaming room, offering versatility for a variety of uses. The room benefits from a uPVC double-glazed window to the rear aspect, carpeted flooring and a radiator.



BATHROOM

The stylish, contemporary family bathroom is finished to a high standard, featuring a modern white suite comprising a panelled bath with striking black-framed glazed shower screen, concealed cistern WC and a contemporary vanity unit with countertop wash hand basin and useful storage drawers. The room is beautifully complemented by large-format grey wall and floor tiling, creating a sleek, modern finish, together with a uPVC double-glazed window providing natural light.



GARAGE/UTILITY ROOM

14'11" x 7'6" (4.57 x 2.29)

The integral garage benefits from an electric up-and-over door to the front aspect and a uPVC double-glazed courtesy door to the rear. It is fitted with power and lighting, tiled flooring and a useful utility area incorporating a wood-effect worktop, shelving and plumbing for an automatic washing machine.



OUTSIDE

SUMMER HOUSE

15'5" x 12'4" (4.72 x 3.76)

The timber-built summer house/home office provides a fantastic additional space, ideal for working from home, hobbies or summer entertaining. The building benefits from fitted electricity and lighting, making it a versatile and practical addition to the garden.

THE GARDENS



REAR VIEW



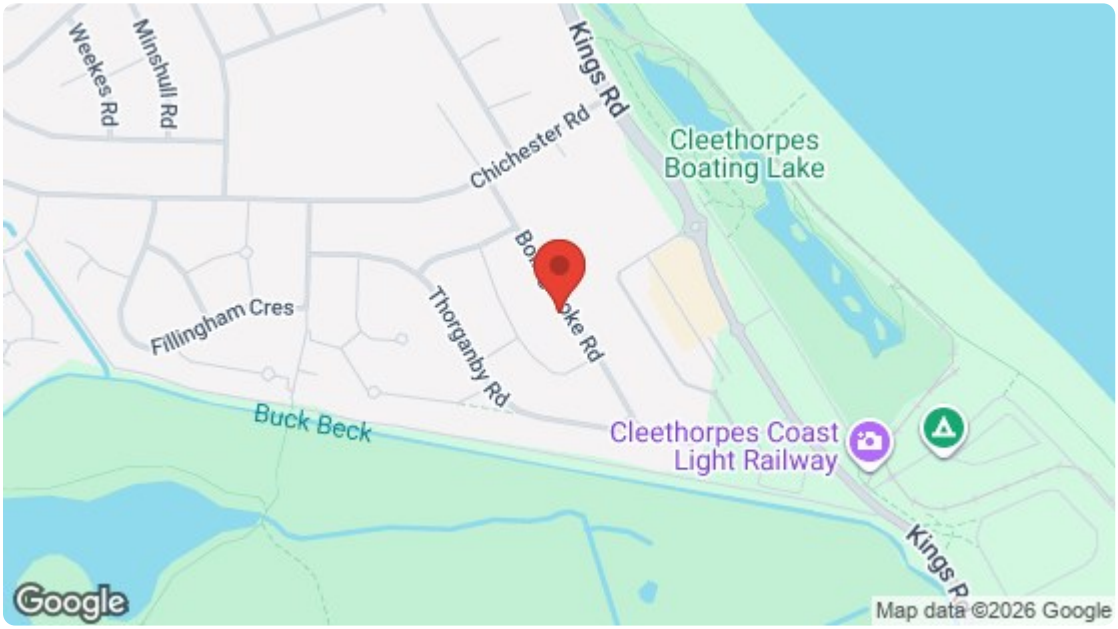
TENURE - FREEHOLD

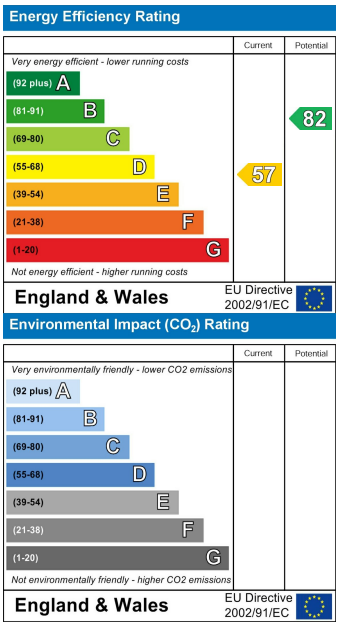
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING
Council Tax Band - C
EPC - D

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





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.