



**5 MILL HILL CRESCENT**  
**CLEETHORPES, DN35 8EH**

**£199,950**  
**FREEHOLD**

“Stylish Three-Bedroom Semi in Quiet Cleethorpes Cul-de-Sac – Modern Interiors, Parking, and Excellent School Links”



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## DESCRIPTION

From the moment you arrive, this charming three-bedroom semi-detached home feels welcoming. Set in a quiet cul-de-sac, it blends the character of a traditional property with the fresh, modern touches added by the current owners.

Step inside and you'll find light-filled, inviting living spaces made for both family life and entertaining friends. The two reception rooms offer flexibility – perhaps a cosy lounge at the front and a dining space that flows through sliding doors onto the sunlit, low-maintenance garden. The modern kitchen makes cooking a pleasure, while the handy utility cupboard keeps everything neat and organised.

Upstairs, three generous bedrooms provide peaceful retreats for every member of the family. The bathroom is sleek and stylish – a calm place to start and end the day. Outside, there's a driveway and off-road parking for two vehicles, so coming home is always stress-free.

With excellent schools nearby, local shops within easy reach, and the best of Cleethorpes just moments away, this home offers not just a place to live, but a lifestyle to enjoy.

## ENTRANCE HALLWAY

## LOUNGE

## REAR SITTING ROOM

## BREAKFAST KITCHEN

## FIRST FLOOR HALLWAY

## BEDROOM ONE

## BEDROOM TWO

## BEDROOM THREE

## FAMILY BATHROOM

## GARDENS



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## ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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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. Made with Metreplan (2020).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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