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Grimsby Road

Cleethorpes
DN35 8AH

Offers in the Region Of £190,000

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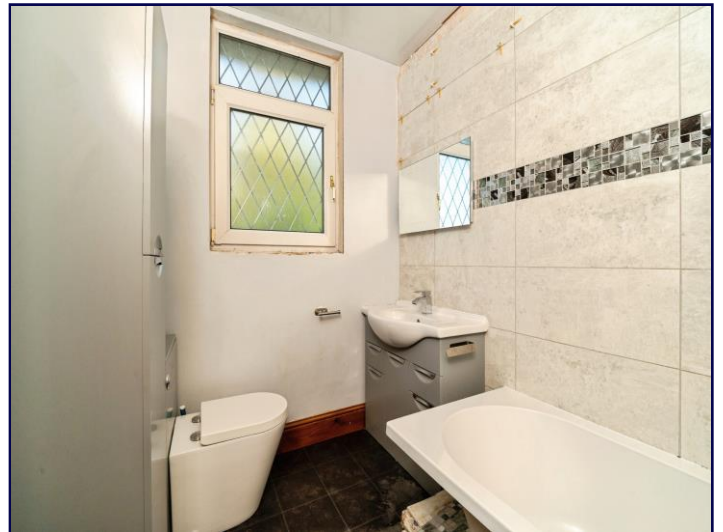
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Property Introduction

Spacious Three-Bedroom Semi-Detached Home | No Onward Chain Situated on Grimsby Road in Cleethorpes, this spacious semi-detached property offers well-proportioned accommodation, generous outdoor space and excellent potential for a growing family or those looking for a versatile home. The ground floor comprises a welcoming lounge, convenient WC and a large kitchen-diner providing an excellent space for family life and entertaining. There is also a useful utility room, adding valuable practical storage and workspace. To the first floor are three generous double bedrooms, a family bathroom and an additional room accessed from the main bedroom. This versatile space benefits from existing plumbing and offers exciting potential to create a private en-suite, subject to any necessary permissions and works. Externally, the property boasts gardens to both the front and rear, providing plenty of outdoor space for relaxing, children or entertaining. A driveway and garage offer useful off-road parking and storage. A particular highlight is the separate outbuilding, accessed via French doors. This flexible space could be adapted to suit a variety of uses, whether as a home office, hobby room, gym, games room, family entertaining space or the ultimate man cave. Offered for sale with no onward chain, this is a fantastic opportunity to acquire a spacious home with plenty of potential in a convenient Cleethorpes location. Early viewing is highly recommended to appreciate the size, versatility and potential this property has to offer.

Entrance Hall

18' 1" x 13' 9" (5.52m x 4.20m)

Entering the property reveals a radiator and a tiled floor. There is also access to the under stairs cupboard.

Living Room

13' 8" x 11' 10" (4.16m x 3.60m)

The living room has a window to the front elevation, a radiator and laminate flooring.

WC

4' 2" x 4' 10" (1.26m x 1.48m)

With an opaque window to the side elevation, a heated towel rail and a tiled floor. There is also a WC and basin.

Kitchen/Diner

19' 9" x 19' 0" (6.02m x 5.78m)

The kitchen-diner has a window to the side elevation and windows and French doors to the rear elevation. There are also three Velux windows, a radiator and a tiled floor. A modern range of fitted units with a breakfast bar compliment the space with a one and a half sink and drainer and an electric oven and gas hob with an extractor over. Lastly there is a space for a dining table and furniture. A door leads into a utility cupboard space.

First Floor Landing

11' 4" x 10' 6" (3.45m x 3.20m)

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

9' 5" x 11' 9" (2.88m x 3.59m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a range of fitted furniture. A door reveals a room with a window to the side elevation with plumbing already started, this room could be utilised as an en-suite if required or even a dressing room if desired.

Bedroom Two

12' 8" x 9' 7" (3.86m x 2.91m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

13' 7" x 8' 4" (4.15m x 2.53m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

7' 9" x 3' 11" (2.35m x 1.20m)

The bathroom has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a white suite with a WC, vanity basin and a P shaped bath with a shower screen and mains shower.

Garage

17' 9" x 8' 1" (5.40m x 2.46m)

The garage has an up and over door and is located in the rear garden.

Outbuilding

18' 5" x 22' 9" (5.61m x 6.93m)

With French doors and two windows along with electrics, this could be used in many ways and is a great extra for any buyer.

Outside

With a low maintenance frontage which provides off road parking. The rear garden has a lawn and patio area ideal for alfresco dining.

Tenure

Believed to be , awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

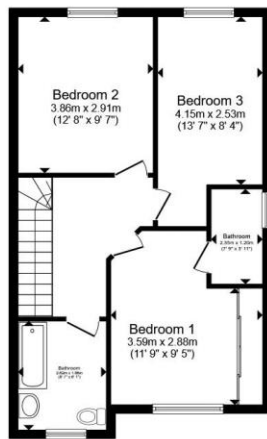
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

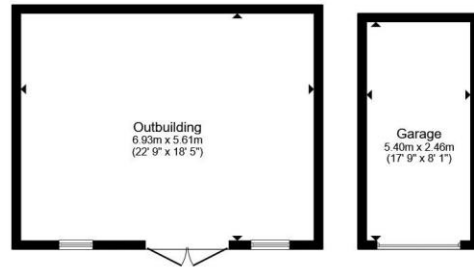




Ground Floor



First Floor



Outbuilding

Total floor area 136.8 m² (1,472 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

