JoWalker

ESTATE AGENTS

14 Clixby Close

Cleethorpes, North East Lincolnshire DN35 0HS

Situated in a desirable cul-de-sac position within the heart of Cleethorpes, this spacious detached family home offers excellent potential and is ideally placed for access to highly regarded local schools, Cleethorpes Promenade, the Country Park and Boating Lake. The property requires some cosmetic modernisation, providing an excellent opportunity for a new owner to update and personalise the accommodation to their own taste. Internally, the spacious accommodation comprises an entrance porch, welcoming hallway, kitchen/diner, dining/rear sitting room, separate lounge and cloakroom to the ground floor, with five well-proportioned bedrooms and a family bathroom to the first floor. Externally, the property enjoys a well-maintained open-plan front garden with driveway providing access to the garage, while the private rear garden features a lawned area, vegetable growing area and a variety of mature planting. Offering generous family accommodation, a sought-after location and considerable potential, viewing is highly recommended to appreciate what this property has to offer. Offered for sale with NO FORWARD CHAIN.

- DETACHED FIVE-BEDROOM FAMILY HOME
- SOUGHT-AFTER CUL-DE-SAC POSITION
- HEART OF CLEETHORPES LOCATION
- CLOSE TO HIGHLY REGARDED SCHOOLS
- WALKING DISTANCE TO PROMENADE & BOATING LAKE
- SPACIOUS & VERSATILE ACCOMMODATION
- REQUIRES SOME COSMETIC MODERNISATION
- PRIVATE REAR GARDEN WITH MATURE PLANTING
- DRIVEWAY & GARAGE
- NO FORWARD CHAIN – VIEWING HIGHLY RECOMMENDED

Chain Free £320,000

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

www.joywalker.co.uk

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

.

ENTRANCE PORCH

Access to the property is via an entrance porch, featuring uPVC double-glazed French doors with glazed light panels and tiled flooring. A further uPVC double-glazed door with a glazed side panel provides access into the welcoming reception hallway.

HALLWAY

The welcoming reception hallway features a built-in floor mat, carpeted flooring and a returned carpeted staircase with white open-spindle balustrading leading to the first floor. Further features include coving to the ceiling, radiator and white panelled doors providing access to the adjoining rooms.

KITCHEN DINER

20'4" x 10'9" (widest point) (6.20 x 3.30 (widest point))

The spacious kitchen/diner features an extensive range of white wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The kitchen incorporates a stainless steel sink and drainer, gas hob with stainless steel splashback, matching chimney-style extractor hood and eye-level electric fan-assisted double ovens. There is also an integrated washing machine and ample space for a freestanding fridge freezer. The room is further enhanced by a uPVC double-glazed window to the side aspect and uPVC double-glazed French doors opening onto the rear garden. Additional features include a coved ceiling, tiled flooring, a large walk-in storage cupboard, radiator and ample space for a family dining table.

KITCHEN DINER

KITCHEN DINER

KITCHEN DINER

DINING AREA

DINING/SITTING ROOM

20'11" x 14'5" (6.40 x 4.40)

This spacious and versatile room offers ample space for both a dining table and comfortable lounge area, making it ideal for a variety of uses. A feature wood-burning stove creates a welcoming focal point, complemented by dual-aspect uPVC double-glazed windows, two of which feature attractive arched detailing, adding further character to the room. Additional features include a coved ceiling, carpeted flooring and a radiator.

DINING/SITTING ROOM

DINING/SITTING ROOM

LOUNGE

16'0" x 11'11" (4.89 x 3.64)

The formal lounge features a uPVC double-glazed bow window overlooking the front aspect, allowing plenty of natural light into the room. Further features include a coved ceiling, carpeted flooring, radiator and an attractive ornate fireplace with a marble-effect hearth and matching back, creating a charming focal point.

LOUNGE

LOUNGE

CLOAKROOM/WC

7'8" x 3'4" (2.34 x 1.04)

The handy cloakroom features a modern white two-piece suite comprising a vanity wash hand basin with useful storage and a low-flush WC, with a contemporary fitted unit concealing the cistern and providing additional storage. The room is finished with vinyl flooring and benefits from a uPVC double-glazed window to the side aspect, radiator and cloakroom hanging area.

STAIRS

The returned staircase features carpeted treads with an attractive white open-spindle balustrade, complemented by a uPVC double-glazed picture window to the side aspect, allowing plenty of natural light into the stairway.

FIRST FLOOR

.

FIRST FLOOR LANDING

Having continued carpeted flooring with white spindle balustrade, coving and loft access. The loft has a pull down ladder and full boarding with light fitted.

BEDROOM ONE

12'0" x 11'11" (3.66 x 3.65)

The spacious master bedroom is positioned to the front aspect and benefits from a uPVC double-glazed window, allowing plenty of natural light into the room. Further features include carpeted flooring, a radiator and a range of built-in wardrobes providing ample storage.

BEDROOM ONE

BEDROOM TWO

11'0" x 10'11" (3.36 x 3.34)

The second double bedroom has a uPVC double glazed window to the side aspect, carepted flooring and radiator.

BEDROOM TWO

BEDROOM THREE

14'2" x 7'10" (4.34 x 2.39)

The third double bedroom enjoys a uPVC double glazed windows overlooking the rear garden, carpeted flooring and two radiators.

BEDROOM THREE

BEDROOM FOUR

9'8" x 7'8" (2.96 x 2.36)

The fourth bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring, radiator and a built in wardrobes with matching overhead cupboards.

BEDROOM FIVE/OFFICE

7'8" x 7'6" (2.36 x 2.31)

The fifth bedroom has a uPVC double glazed window to the rear aspect, carpeted flooring and radiator. Ideal for a home office.

BATHROOM

10'10" x 7'10" (3.31 x 2.39)

The family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over and glazed shower screen, pedestal wash hand basin and low-flush WC. The room is finished with tiled walls and vinyl flooring, and further benefits from built-in storage cupboards, a radiator and a uPVC double-glazed window to the side aspect.

OUTSIDE

THE GARDENS

The property enjoys a desirable cul-de-sac position and benefits from an attractive, open-plan front garden, predominantly laid to lawn with mature planting. A driveway provides ample off-road parking and leads to the brick-built garage. To the rear, the private enclosed garden is well established, featuring mature conifers and planting, a generous lawned area, vegetable garden, paved pathways and a patio area, providing an ideal space for outdoor entertaining and relaxation.

THE GARDENS

REAR VIEW

GARAGE

Brick built garage with up and over door to the front aspect, side courtesy door and fitted with electric and lighting.

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

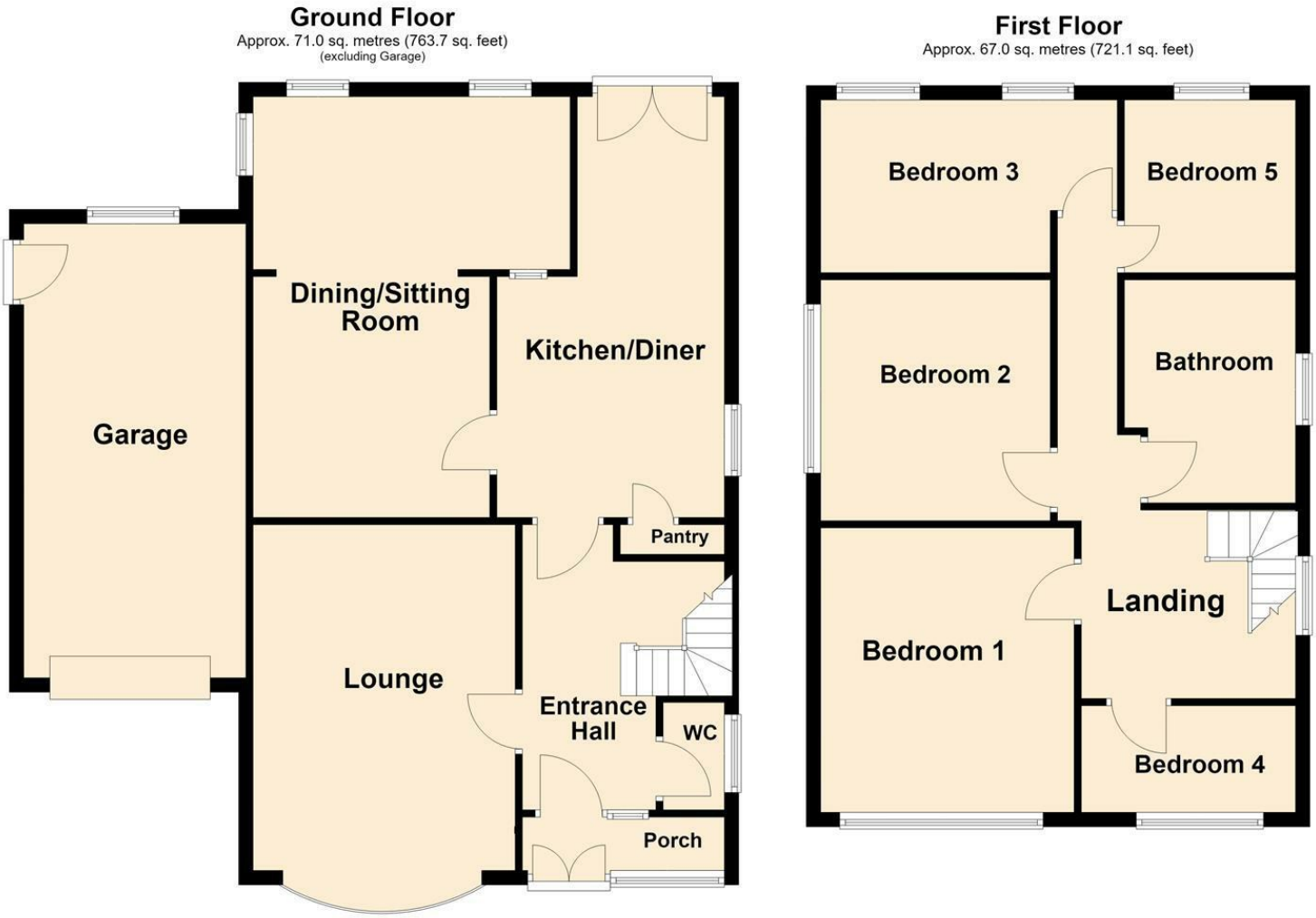
Council Tax Band - D
EPC -

VIEWING ARRANGEMENTS

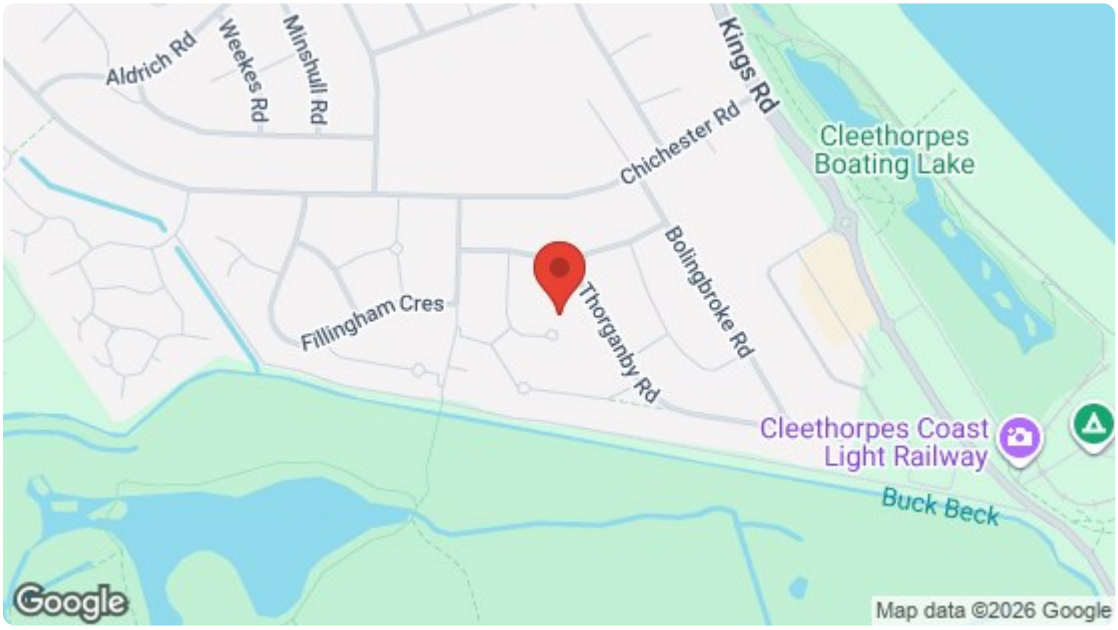
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

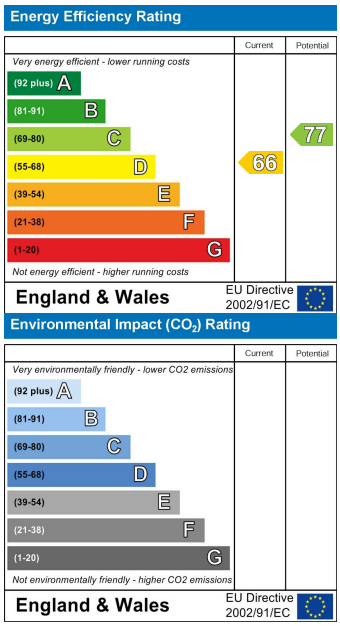
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Total area: approx. 137.9 sq. metres (1484.8 sq. feet)





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.