



## 183 Sandringham Road Cleethorpes, North East Lincolnshire DN35 9AB

We are delighted to offer for sale this modern THREE BEDROOM SEMI DETACHED FAMILY HOME completely refurbished in 2025 to include new central heating system (new radiators and ideal combi boiler) full re wire, CCTV, new windows and doors situated within walking distance of Cleethorpes town centre and seafront, with good bus routes, highly regarded schools and an abundance of amenities. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, open plan kitchen diner day room, lounge, utility room, store and to the first floor three good sized bedrooms and modern family bathroom. Enjoying a large plot with a driveway to the front aspect providing off road parking, lawned garden and to the rear a lawned garden with paved patio. Viewing is highly recommended.

**£180,000**

- SOUGHT AFTER LOCATION
- SEMI DETACHED FAMILY HOME
- OPEN PLAN KITCHEN DINER DAY ROOM
- UTILITY ROOM & STORE
- LOUNGE
- THREE GOOD SIZED BEDROOMS
- MODERN FAMILY BATHROOM
- FRONT & REAR GARDENS
- OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED



## 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

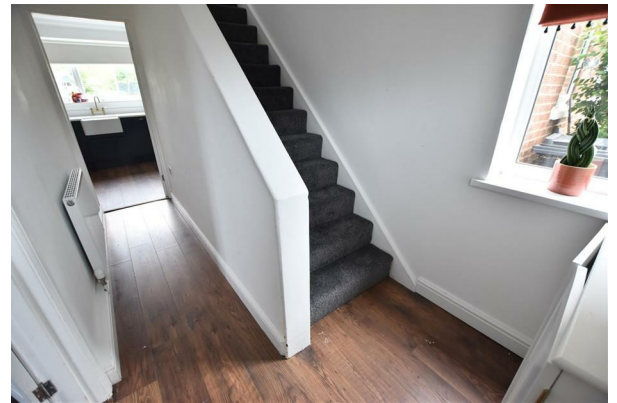
### ENTRANCE

Accessed via a composite cottage style door leading into the reception hallway.



### HALLWAY

Having wood effect laminate flooring, coved ceiling radiator and carpeted stairs with enclosed bannister leading to the first floor.



### LOUNGE

12'10" x 12'5" (3.92 x 3.80)

The lounge has a uPVC double glazed window to the front aspect with blind fitted, coving to the ceiling, newly laid carpeted flooring and mock open chimney breast with slate effect tiling to the back and hearth.



### LOUNGE



### OPEN PLAN KITCHEN DINER DAY ROOM

18'10" x 14'11" (widest points l-shaped) (5.75 x 4.55 (widest points l-shaped))

The open plan kitchen diner day room provides a great family area finished with coved ceiling, down lighting, wood effect laminate flooring and radiator.



### KITCHEN AREA

The kitchen area is fitted with a range of modern blue fronted shaker style wall and base unit with quartz worktops and matching upstands incorporating a Belfast sink, induction hob with electric fan assisted oven beneath, integrated fridge and dishwasher. Large walkin pantry with shelving. Having a uPVC double glazed window overlooking the rear garden and glazed door leading to the inner lobby.



### KITCHEN AREA



### DINING AREA

Having ample space for a family dining table and a further radiator.



## DINING AREA



## DAY ROOM

Extended from the dining area with uPVC double glazed French doors and dual aspect light windows over looking the garden.



## DAY ROOM

### INNER LOBBY

The inner lobby has dual aspect uPVC double glazed doors and doors leading to the store room and utility room.

### UTILITY ROOM

8'1" x 6'4" (2.48 x 1.94)

The handy utility room has a uPVC double glazed window to the front aspect, tiled effect vinyl flooring, radiator and a wood effect work surface with ample space for an automatic washing machine and tumble dryer. Wall mounted boiler.

## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued newly fitted carpeted flooring with coved ceiling, down lights, uPVC double glazed light window to the side aspect and handy linen cupboard.



### BEDROOM ONE

12'11" x 11'0" (3.95 x 3.36)

The first double bedroom is to the front aspect and has a uPVC double glazed window with blind fitted, coving to the ceiling, newly fitted carpeted flooring and radiator.



### BEDROOM TWO

11'0" x 9'5" (3.37 x 2.88)

The second double bedroom is to the rear of the property with a uPVC double glazed window with blind fitted, coved ceiling, radiator and will have a newly laid carpeted flooring.



### BEDROOM THREE

9'2" x 7'5" (2.81 x 2.28)

The third bedroom has a uPVC double glazed window to the front aspect with blind fitted, carpeted flooring, built in shelving storage and a radiator.



### BATHROOM

7'5" x 5'3" (2.27 x 1.62)

The modern bathroom benefits from a white three piece suite comprising of; P-Shaped bath with dual headed rain fall shower over and black square grid shower screen, vanity hand wash basin with storage and low flush wc. Finished with down lights to the ceiling, heated towel rail, tiled effect vinyl flooring, feature wall panelling and a uPVC double glazed window to the rear aspect.



### OUTSIDE

## THE GARDENS

The property sits away from the road with fenced boundaries and double wooden access gates leading to the paved driveway which provides ample off road parking. The front garden is laid to lawn. The rear garden is a great size with a paved patio and pathway leading to the rear part of the garden which is laid to lawn with a rear wooden gate leading to the green space.



## REAR VIEW



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - D

## 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.

## VIEWING ARRANGEMENTS

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

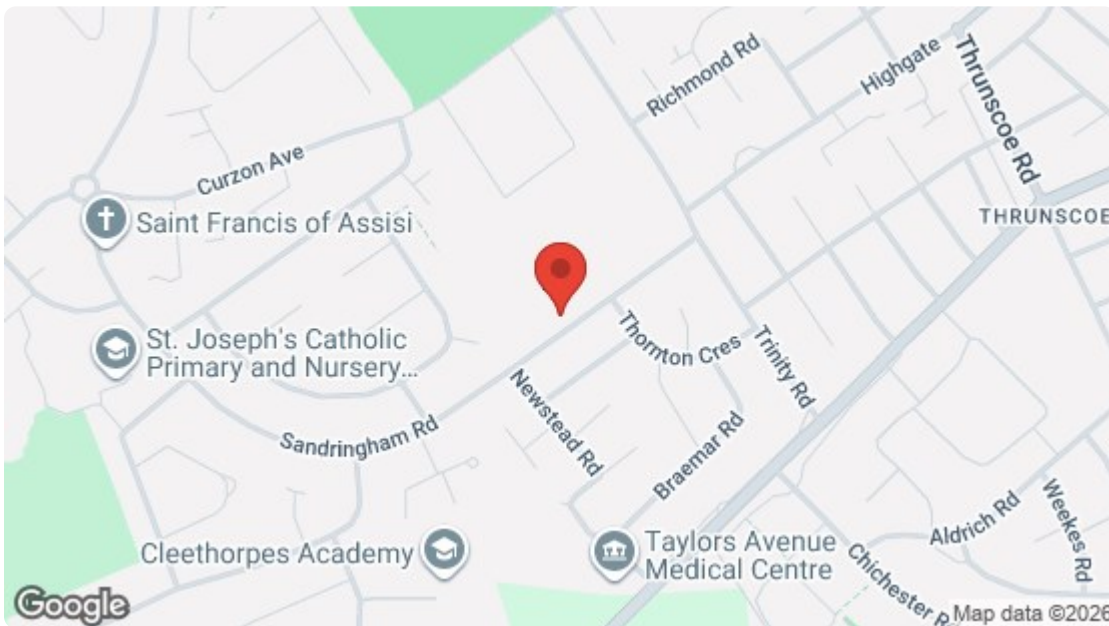
## OPENING TIMES

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

GROUND FLOOR  
53.6 sq.m. (577 sq.ft.) approx.



1ST FLOOR  
37.1 sq.m. (399 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	83
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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 firm's 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.