JoWalker

ESTATE AGENTS

259 Humberston Road

Cleethorpes, North East Lincolnshire DN35 0PJ

Situated in this very popular location on the border of Cleethorpes and Humberston which is well placed for easy access to the Country Park, local schools and shopping, is this spacious traditional style THREE BEDROOM SEMI DETACHED HOUSE. The contemporary style accommodation includes: Entrance porch, entrance hall, cloaks/wc, lounge, an excellent sized extending second sitting room, well fitted kitchen and a superb conservatory used by the current owners as a dining room. To the first floor there are three good sized bedrooms and a bathroom/wc to the first floor. A substantial brick garage. Gas central heating system. Double glazing. Front garden with off road parking plus an enclosed rear garden. NO FORWARD CHAIN.

Offers Over £220,000

- TRADITIONAL STYLE SEMI DETACHED HOUSE
- POPULAR LOCATION
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- BRICK GARAGE
- NO FORWARD CHAIN

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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
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GROUND FLOOR
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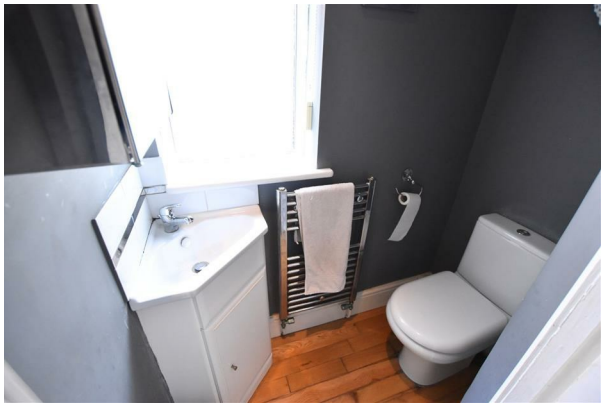
PORCH
Approached via a black composite entrance door, this entrance porch has a double glazed window and a oak floor.

ENTRANCE HALL
Again having a striking oak floor, coving with inset spot lights to ceiling and radiator. The staircase leads up to the first floor which has a useful storage cupboard below.

CLOAKROOM/WC
Fitted with a low flush wc and a corner sink. Double glazed window, heated towel rail, inset spot light to ceiling and again fitted with a striking oak floor.



LOUNGE (FRONT)
14'0" x 11'1" (4.27 x 3.39)
This lovely bright and airy formal lounge has a double glazed bay window to the front elevation, inset spot lights to ceiling, radiator and again fitted with an oak floor.

LOUNGE (FRONT)

SITTING ROOM / DINING ROOM

20'6" x 10'11" (6.25 x 3.35)

This superb extended second sitting room has double glazed patio doors which opens into the conservatory, radiator and coving to ceiling. The focal point of this room is the modern fire surround which is inset with a living flame gas fire.

KITCHEN/BREAKFAST ROOM

16'0" x 7'10" (4.90 x 2.39)

This galley style kitchen is fitted with a range of hand painted base and wall cupboards in white and grey including glass fronted display cabinets and incorporating an electric oven, gas hob with an extractor fan above. The beech block worktops including a useful breakfast bar area and are inset with a circular stainless steel sink. Radiator. Laminate flooring, double glazed windows and extensively tiled walls. Pine effect tongue and groove ceiling inset with spot lights.

KITCHEN/BREAKFAST ROOM

KITCHEN/BREAKFAST ROOM

KITCHEN/BREAKFAST ROOM

CONSERVATORY

16'0" 9'0" (4.90 2.75)

Having views over the rear garden, this lovely addition to this family home is used by the current owners as a dining room. Double glazed windows and doors, radiator and ceiling light and fan.

CONSERVATORY

FIRST FLOOR

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LANDING

Double glazed window to the side elevation, coving and inset spot lights to ceiling. Access to roof space.

BEDROOM ONE (FRONT)

14'6" x 11'0" (4.42 x 3.37)

Double glazed window, radiator and coving to ceiling.

BEDROOM ONE

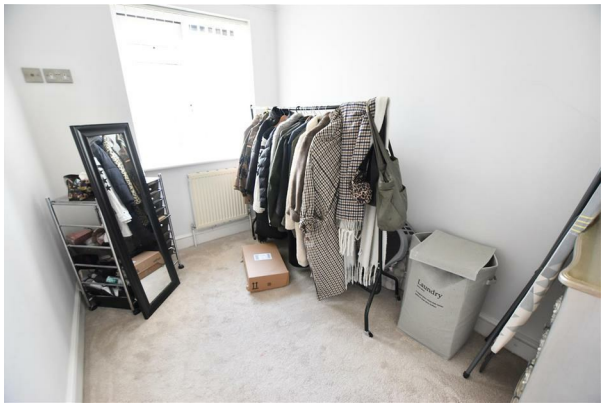
BEDROOM TWO (REAR)

13'10" x 10'0" (4.24 x 3.05)

Double glazed window, coving to ceiling, radiator and fitted with an excellent range of white floor to ceiling wardrobes which provides excellent hanging space.

BEDROOM THREE (REAR)

10'3" x 6'11" (3.14 x 2.13)



BATHROOM (FRONT)

7 x 6 (2.13m x 1.83m)

Fitted with a suite in white comprising a corner bath having a shower above, a vanity unit and a low flush wc. Heated towel rail, tongue and groove ceiling with inset spot lights. Wall mounted medicine cabinet having mirrored doors. The Ideal Espit gas fire boiler is concealed within a white wall mounted cupboard. Vinyl flooring. Heated towel rail. Double glazed window.

OUTSIDE

THE GARDENS

The property stands well back from Humberston Road on a sheltered service road and stands in both front and rear gardens. The fore garden is set behind a timber fence having a driveway which provides off road parking for numerous cars, this garden contains a substantial lawn inset with mature bushes and shrubbery. The enclosed rear garden has again a lawned area inset with mature bushes and shrubbery and a large hard standing ideally placed to catch with west facing sun during the summer months.

DETACHED BRICK GARAGE

14'11" x 12'4" (4.57 x 3.76)

This substantial brick garage has an up and over door to the front together with light and power. Additional storage to the eaves.

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

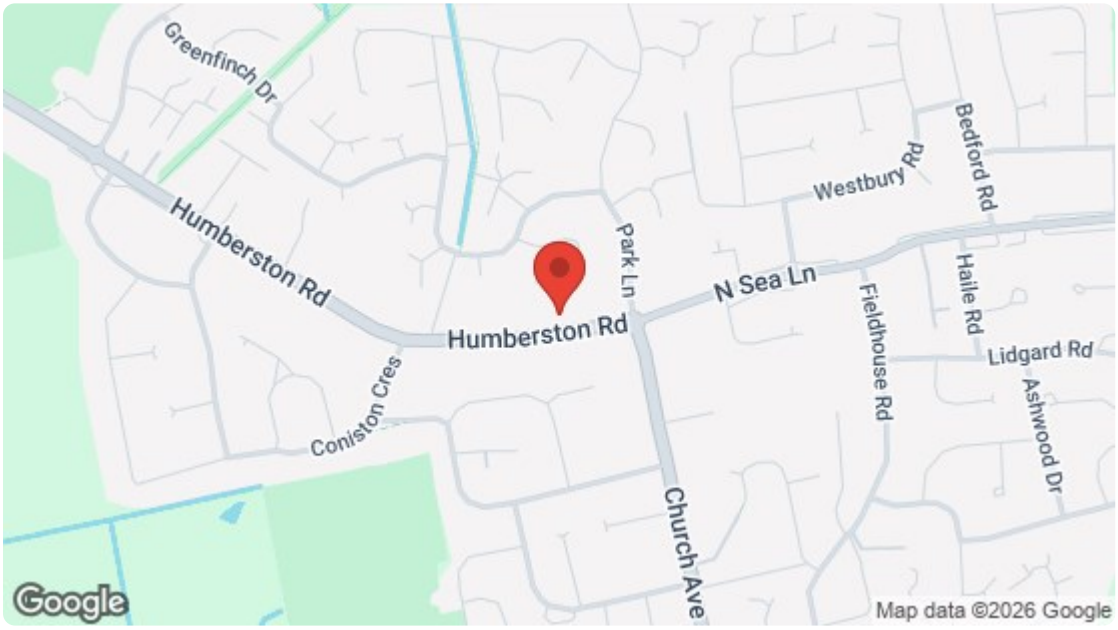
Council Tax Band - B
EPC - D

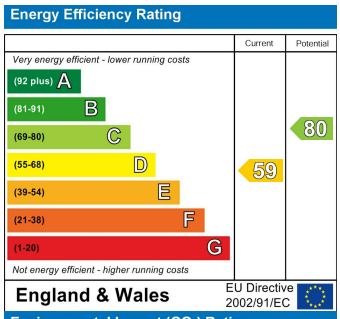
VIEWING ARRANGEMENTS

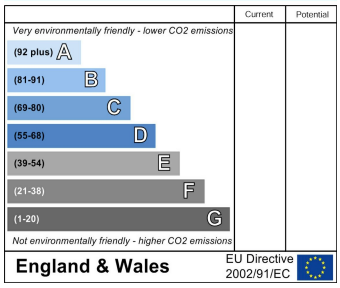
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

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.