ARGYLE
ESTATE AGENTS

2 Wendover Rise, Cleethorpes, DN35 8TS
£220,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Traditional Two Bedroom Semi Detached Home
- Short Walking Distance of the Seafront
- Spacious & Versatile Accommodation
- Bay Fronted Lounge
- Open Plan Kitchen & Sitting Room
- Separate Dining Room
- Two Double Bedrooms & Shower Room
- Generous Main Bedroom with En Suite
- Ground Floor Cloakroom/WC
- Landscaped Rear Garden, Driveway Parking

Situated in a popular residential area, this traditional two bedroom semi detached home offers spacious and versatile accommodation, presented to a high standard throughout. The property is within easy walking distance of the seafront, town centre and the many attractions of Cleethorpes.
A welcoming entrance hall leads to the ground floor cloakroom/WC and the bay fronted lounge, where a gas fireplace creates a cosy focal point. At the rear of the property, the open plan kitchen and sitting room provides a sociable heart to the home, with a log burning stove adding warmth and character. The modern kitchen is fitted with a large range of units and integrated appliances, including a built-in double oven, induction hob, fridge/freezer, washing machine and dishwasher. A separate dining room opens from the kitchen and leads out to the rear garden.
Upstairs, the generous main bedroom features an extensive range of bespoke wardrobes and a modern en suite bathroom including a large walk-in shower, bath and vanity unit. The second bedroom is also a comfortable double, alongside a separate shower room.
The landscaped rear garden is mainly paved with Indian sandstone, complemented by a small lawned area. A summer house/bar offers an ideal spot for entertaining, while the large store/workshop provides valuable storage and workspace. A raised terrace at the far end of the garden creates a further seating area. A driveway at the front provides off road parking.
With central Cleethorpes' shops, restaurants and amenities close by, and the seafront just a short stroll away, this is a well-positioned home with plenty to enjoy both inside and out.

LOUNGE
14'0" x 11'4" (4.29 x 3.46)

SITTING ROOM
15'1" x 10'8" (4.60 x 3.26)

KITCHEN
14'2" x 7'4" (4.34 x 2.24)

DINING ROOM
14'9" x 9'0" (4.50 x 2.76)

CLOAKROOM/WC
3'11" x 3'2" (1.21 x 0.97)

FIRST FLOOR

BEDROOM 1
17'5" x 12'11" (5.32 x 3.95)

EN - SUITE
9'1" x 8'6" (2.78 x 2.61)

BEDROOM 2
11'3" x 10'11" (3.45 x 3.35)

SHOWER ROOM
6'0" x 5'6" (1.85 x 1.70)

TENURE
FREEHOLD

COUNCIL TAX BAND B

TOTAL FLOOR AREA : 1358 sq.ft. (126.2 sq.m.) approx.

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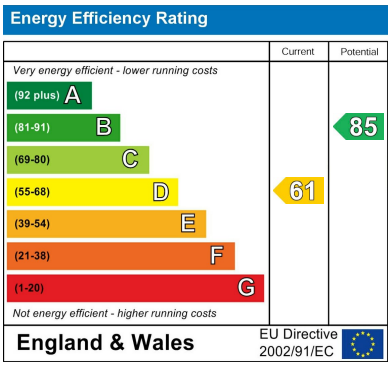

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

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