

ARGYLE

ESTATE AGENTS



340 Grimsby Road, Cleethorpes DN35 8AH
£200,000

Key Features:

- Traditional Semi Detached Property
- Well Presented Family Accommodation
- Three Good Sized Bedrooms
- Open Plan Kitchen/Dining Room
- Utility/Downstairs W.C
- Modern Family Bathroom
- Off Road Parking
- Detached Garage
- South/West Facing Garden

A Traditional Three Bedroom Semi Detached Home offering ideal family accommodation, located in this convenient area, a short distance from Cleethorpes seafront and town centre. Presented in excellent order, the property comprises:- Entrance Hall, a Bay Fronted Lounge, and to the rear an Open Plan Kitchen/Dining Room, and Utility/w.c. To the first floor are Three Good Sized Bedrooms and a Family Bathroom. Approached by a Driveway providing ample off road parking leading to the Detached Garage and Private Rear Garden backing onto Sussex Recreation Grounds.



ENTRANCE HALL

Front entrance to the property featuring a newly laid decorative tiled floor. With an understairs storage cupboard, further coat/storage cupboard and radiator.

LOUNGE

4.85 X 3.50 (15'11" X 11'6")

With a double glazed bay window to front aspect, solid wood flooring, radiator and electric in situ for a wall mounted tv.

DINING ROOM

5.57 X 3.11 (18'3" X 10'2")

Sociable open plan living space with part glazed roof and french doors to the rear. Radiator, electric in situ for a wall mounted tv, and continued solid wood flooring. Open access to:-

KITCHEN

5.28 X 2.24 (17'4" X 7'4")

Fitted with a range of wooden fronted units and contrasting work surfaces incorporating a stainless steel double sink. Built-in electric oven and gas hob with extractor over, integrated dishwasher and space for an American style fridge/freezer. Slate effect porcelain tiled floor, and a double glazed window to side aspect.

UTILITY/CLOAKS

2.58 X 2.25 (8'6" X 7'5")

Providing plumbing for a washing machine and tumble dryer space. Housed wall mounted gas central heating boiler, heated towel rail, double glazed window, and access to the rear garden. Cloaks/W.C fitted with a hand basin and w.c with concealed cistern. Further heated towel rail and a double glazed window to the rear. Decorative tiled floor throughout.

FIRST FLOOR

BEDROOM ONE

4.09 X 3.53 (13'5" X 11'7")

Double glazed window to front aspect, and radiator.

BEDROOM TWO

5.25 X 2.26 (17'3" X 7'5")

Double glazed window to rear aspect, and radiator.

BEDROOM THREE

3.80 X 3.14 (12'6" X 10'4")

Double glazed window to rear aspect, and radiator.

FAMILY BATHROOM

2.65 X 1.85 (8'8" X 6'1")

Fitted with a modern suite comprising a panelled bath with shower over, vanity sink unit and w.c with concealed cistern. Heated towel rail, vinyl flooring, loft access, and a double glazed window to front aspect.

OUTSIDE

The property is approached by a driveway providing off road parking for two vehicles, and leading through double gates to the rear. Backing onto Sussex Recreation Grounds, the rear garden offers great privacy, and is mainly laid to lawn with patio areas.

GARAGE

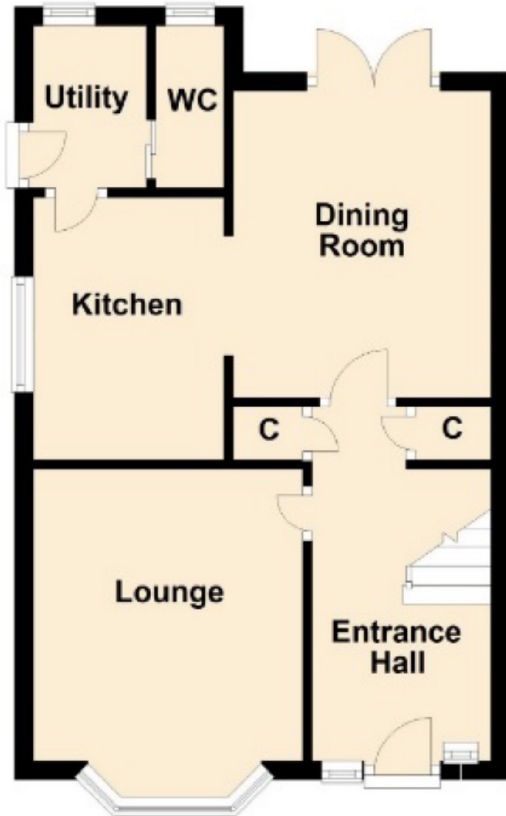
Brick garage with tiled roof, hinged doors, and power/light.

TENURE

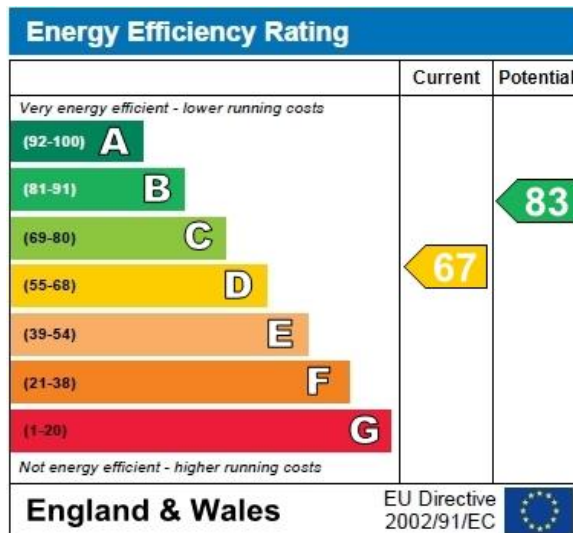
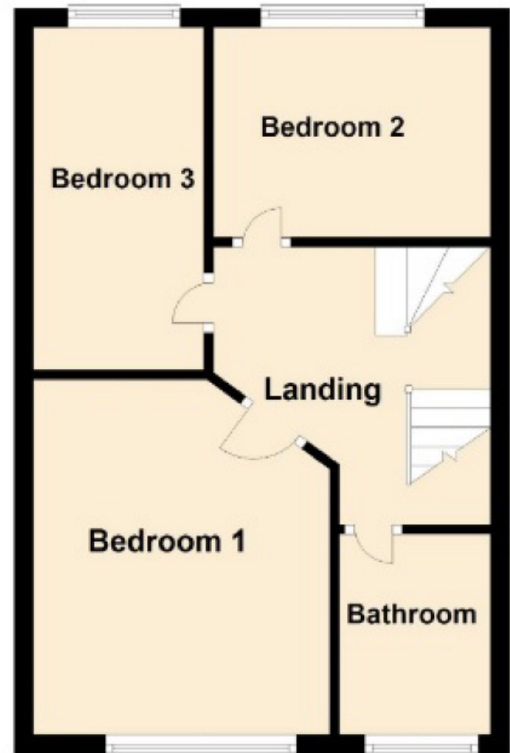
Freehold



Ground Floor



First Floor



VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold However, prospective purchasers should have the tenure of this property confirmed 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.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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