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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Belvoir Road

Cleethorpes
DN35 0SE

Offers in Excess of £395,000

Set on a very established and desirable estate on a wide Boulevard style Road is this imposing executive four bedroom detached house. Sitting on a corner plot the good looking property faces to the front and side with access for double detached garage and two parking spaces to the side. Inside the property ticks all of the boxes that you would expect of a modern house with impressive entrance and entrance hall, breakfast kitchen and utility room, spacious lounge and separate dining room with bi folding doors to the garden and cloakroom to the ground floor with four double bedrooms, master en suite shower room and family bathroom to the first floor. Finally outside to the rear is a fantastic low maintenance enclosed private garden with a mix of block paving, raised decking and Astro turf grass defining different areas of the garden. A must see property!

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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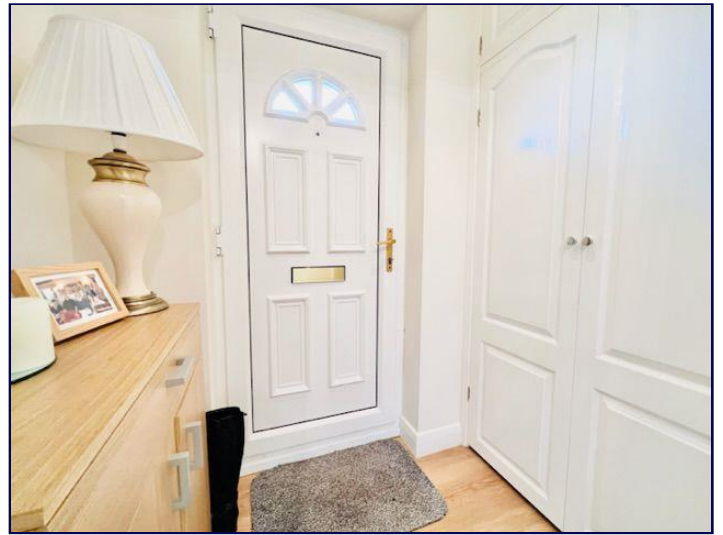
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Entrance

3' 7" x 7' 0" (1.08m x 2.13m)

A short entrance hall has uPVC frosted door to the front, Kardeen flooring, cupboard for jackets, cream decor and pendant light.

Entrance hall

11' 6" x 13' 7" (3.50m x 4.13m)

A spacious impressive entrance hall has turning stairs to first floor, uPVC window to the front, Kardeen wood effect flooring, stylish decor to coving, pendant light and radiator.

Cloakroom

3' 8" x 7' 6" (1.13m x 2.28m)

White WC and matching sink with water softener fitted, Kardeen flooring, neutral decor, radiator, pendant light and uPVC frosted window with blind.

Breakfast kitchen

9' 10" x 13' 11" (3.00m x 4.23m)

A beautiful well equipped breakfast kitchen has a generous range of cream wall and base units to three sides of the room with thick black quartz work top, breakfast bar and splash back returns over. There is an integral five ring gas hob with extractor over, oven grill, space for American fridge freezer and dishwasher, sunken one and a half sink drainer with routed draining board. The room has uPVC window to the rear, Kardeen flooring, ceiling light, grey decor, radiator and serving hatch through to the dining room.

Lounge

14' 7" x 20' 5" (4.45m x 6.23m)

A very spacious room has three uPVC windows to the front with fitted electronic app controlled blinds fitted. The room has central focal fireplace with living effect flame, two further uPVC windows to the side, beige carpet, off white decor with feature wall to coving, radiator and pendant light.

Dining room

15' 6" x 13' 0" (4.72m x 3.95m)

A good sized dining room has space for large dining table and chairs and has bi-folding doors to the rear garden, the room also offers, two uPVC windows to the sides, beige carpet, fitted blinds, off white decor to coving, 8 down lights, pendant light and serving hatch from the kitchen.

Utility room

7' 6" x 5' 9" (2.29m x 1.76m)

The utility has the same cream units and black granite work tops, grey decor, space for washing machine and dryer, Kardeen flooring, uPVC door and window and three down lights.

Stairs and landing

The stairs turn 180 degrees to a gallery landing and have a new light grey carpet, two tone stylish decor, uPVC window to the front, pendant light and loft access.

Bedroom One

18' 10" x 13' 0" (5.74m x 3.96m)

The main bedroom has cream carpet, neutral decor and feature wall, fitted wardrobes and draws, uPVC window to the front, coving, pendant light and ceiling rose. This room also has the added benefit of air conditioning.

En suite shower room

5' 10" x 9' 11" (1.77m x 3.03m)

The en suite has low threshold tray walk in shower with glass screen, vanity sink and WC, splash back tiling, wood laminate flooring, chrome towel radiator, uPVC frosted window and blinds and neutral decor to coving.

Bedroom Two

10' 11" x 14' 7" (3.34m x 4.44m)

A large double bedroom has two uPVC windows to the front with fitted blinds, beige carpet, cream decor, pendant light and radiator.

Bedroom Three

10' 1" x 9' 0" (3.07m x 2.75m)

The third bedroom is a double with uPVC window to the rear, pale brown carpet, cream decor, radiator and pendant light.

Bedroom Four

10' 1" x 9' 0" (3.08m x 2.74m)

The fourth double bedroom has uPVC window to the rear, two tone decor, light brown carpet, radiator and three way ceiling light.

Family bathroom

10' 0" x 5' 4" (3.06m x 1.62m)

The family bathroom has three piece white suite with vanity sink and WC, shower over bath with glass shower screen, white splash back tiling, grey tile effect vinyl floor, lilac decor, three down lights, three ceiling lights, uPVC frosted window to the rear and radiator.

Rear and side garden

The rear garden is primarily laid to block paving with tall foliage screening to the back and side with large timber shed to one side of the house. The side garden is open to the back and has an area of raised decking with the rest being laid to astro turf grass. This area of the garden has tall timber fencing and gate to the parking area with raised retained borders.

Front garden

The front garden has neat lawn with block paved path to front door and covered porch area. The front boundary has mature hedge.

Detached double garage and driveway

17' 11" x 16' 10" (5.45m x 5.13m)

The double detached garage is of brick and tile construction with two roller electric garage doors, power and light, eaves storage and built in storage.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

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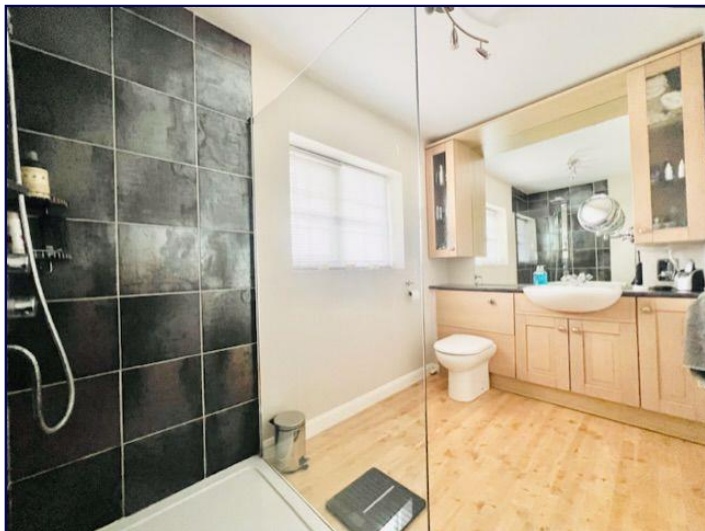
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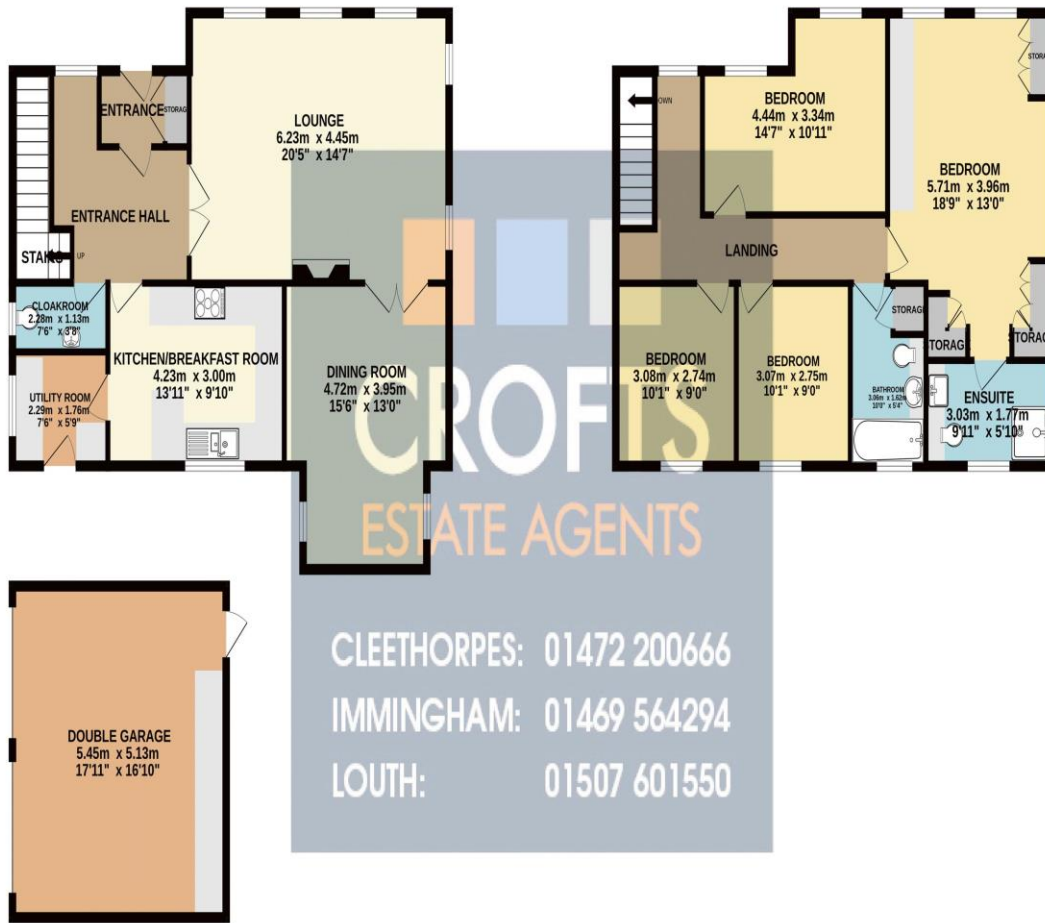
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GROUND FLOOR
106.6 sq.m. (1147 sq.ft.) approx.

1ST FLOOR
74.0 sq.m. (797 sq.ft.) approx.



TOTAL FLOOR AREA: 180.6 sq.m. (1944 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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