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



20 Howlett Road
Cleethorpes
DN35 0EF

Offers in the Region Of
£285,000

Coming to the market with NO FORWARD CHAIN is this fabulous period three bedroom semi detached house with single brick built detached garage. Situated within Signhills School catchment area, within easy reach of amenities, parks, the promenade and Cleethorpes centre itself, this superbly appointed and presented property will appeal to young and growing families looking to take advantage of its superb position. Briefly comprising gorgeous entrance hall, spacious open plan lounge diner, modern recently fitted kitchen and conservatory to the ground floor with stairs and landing to two large double bedrooms, one single bedroom and bathroom with shower over bath to the first floor. Outside the property has large frontage with neat gardens and off road parking for multiple vehicles including camper vans etc. Timber gates lead to the smaller south facing enclosed rear gardens including driveway to

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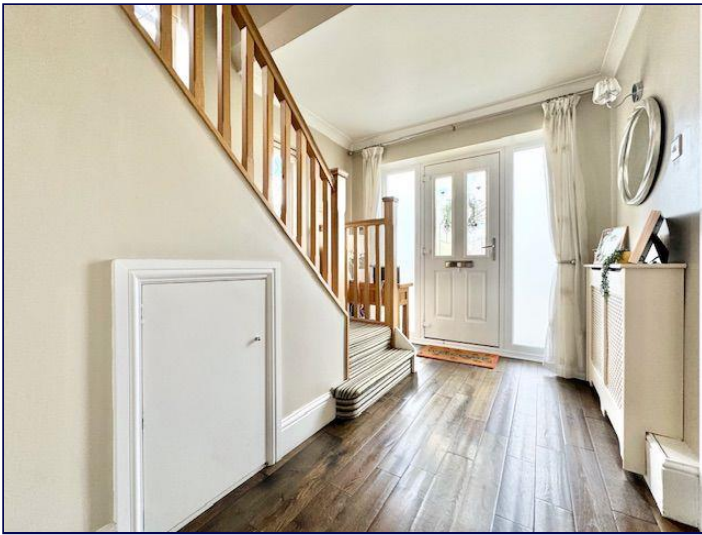
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Entrance hall

10' 2" x 8' 3" (3.11m x 2.52m)

An impressive entrance hall has uPVC frosted door and two full length windows to draw in light, beautiful wooden floor, under stairs storage, radiator with cover, neutral decor to coving and wall light.

Kitchen/Breakfast Room

15' 0" x 8' 2" (4.56m x 2.49m)

A beautiful breakfast kitchen comes well equipped with a generous range of white handle less wall and base units with white marble effect work tops and splash back returns over. The kitchen has integral oven grill, microwave, extractor over electric hob, dish washer and tall 70/30 fridge freezer. The room has grey tiled flooring, white decor, uPVC window and blind to the side, uPVC glazed stable door to the rear, six down lights, breakfast bar for two, radiator, pendant light and good sized pantry with uPVC window to the side.

Lounge dining room

21' 1" x 12' 10" (6.42m x 3.91m)

A huge living dining room is sumptuously decorated with newly fitted painted grey wood paneling to half the height, deep uPVC bay window to the front with fitted blinds, gorgeous fireplace with log burner, cream metro tiled inset and grey tiled hearth. The room has light oak wooden floor, neutral decor to coving, two wall lights, pendant light, two radiators and wood glazed French doors to the conservatory.

Conservatory

7' 9" x 9' 11" (2.35m x 3.02m)

The conservatory extension is a great room to use along side the garden and has sliding door on to the rear patio area. The room has cream tiled floor, cream decor, uPVC windows, ceiling light and radiator.

Stairs and landing

An oak spindled balustrade and stair case turns 180 degrees to the first floor past three uPVC windows and has striped carpet, neutral decor to coving with the landing having loft access and wall light.

Bedroom One

10' 8" x 12' 11" (3.24m x 3.93m)

A large main bedroom has deep uPVC bay window to the front with fitted blinds, built in storage cupboard, light brown carpet, off white decor with grey wood paneling, coving, pendant light and radiator.

Bedroom Two

10' 5" x 13' 0" (3.18m x 3.95m)

A second large double bedroom has grey carpet, white decor to coving, uPVC window to the rear, radiator and pendant light.

Bedroom Three

7' 2" x 8' 1" (2.18m x 2.47m)

With light brown carpet, cream decor with feature papered wall, picture rail, uPVC window and blind to the rear, radiator and pendant light.

Family Bathroom

5' 5" x 8' 2" (1.66m x 2.50m)

The family bathroom has P-shaped bath with shower and glass screen over. The room has WC and corner vanity sink, slate grey tile effect vinyl floor, cream splash back tiling, white décor, four down lights, extractor and uPVC frosted window and blind to the front.

Garage

15' 7" x 8' 6" (4.76m x 2.58m)

There is a brick and tile garage to the rear which has traditional timber opening doors, power and light plus eaves storage.

Front garden

A gorgeous looking front of the house has iron gated block paved driveway from the road with space for 4 cars and other types of vehicle. Well maintained lawns with well stocked soil borders to the side and front. The property has walled boundaries with timber gates to the rear and gravel border to the side of the driveway.

Rear garden

A superbly presented private enclosed south est facing space with neat lawn, slab patio area and paths, fence and wall boundaries with concrete driveway to the garage and to timber gates leading to the front of the property.



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 and all viewings are strictly by appointment only please.

Council Tax Information

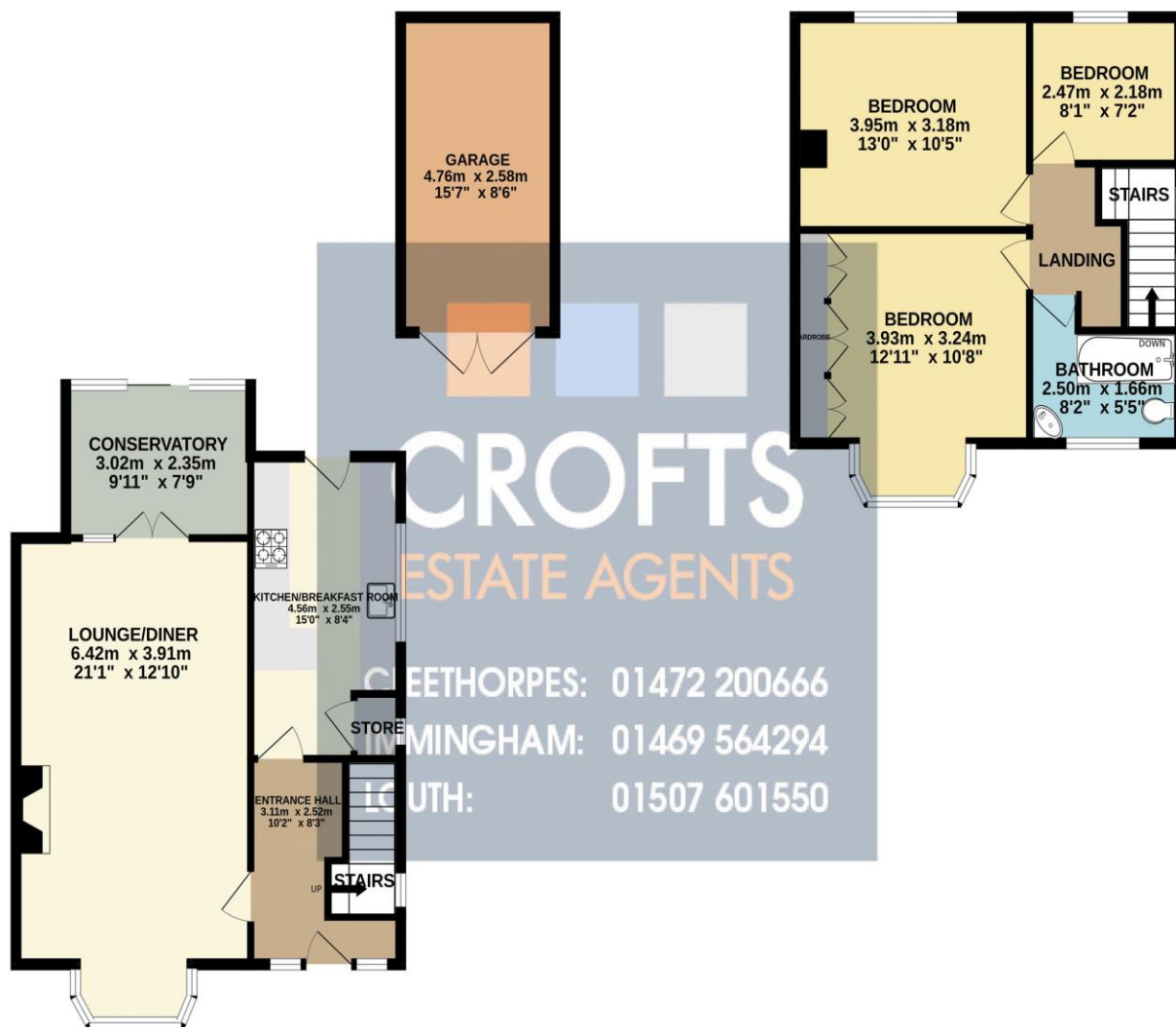
Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm (Louth & Immingham closed)



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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