



# CROFTS ESTATE AGENTS

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



Chichester Road

Cleethorpes  
DN35 0JN

£259,950

**NO FORWARD CHAIN** Early viewing is highly advised on this lovely and well presented three bedroom semi-detached house which has been extended to the rear. Located within this ever popular and sought after residential location which offers an excellent array of local shops, bus services and a short walk of the highly regarded Signhills infants and junior schools. Offering the benefits of gas central heating and uPVC double glazing, this lovely home briefly comprises entrance hallway, living room, dining room, kitchen, cloakroom and a well proportioned utility. To the first floor there is the landing, three good sized bedrooms and the family bathroom. Low maintenance front garden with driveway creating off road parking. Pleasant rear garden which has the added bonus of a southerly facing aspect and therefore benefits from the majority of the days sun.

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### Entrance Hallway

Offering composite entrance door to the front elevation with adjoining glazed panel. Staircase with understairs storage.

### Living Room

14' 8" x 12' 0" (4.474m x 3.654m)

uPVC double glazed bow window to the front elevation. Pleasantly presented and having coving to the ceiling and picture rail to the walls. Borrowed light window through to the dining room. Living flame gas fire with surround. Central heating radiator.

### Dining/Sitting Room

9' 7" x 12' 0" (2.919m x 3.645m)

Tastefully decorated and having coving to the ceiling and dado rail to the walls. uPVC double glazed window to the rear elevation. Central heating radiator.

### Kitchen

9' 1" x 8' 9" (2.763m x 2.671m)

An extension to the rear creates this kitchen which offers a range of fitted wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring electric hob with extractor over. Splashback tiling. Space for fridge/freezer. Space and plumbing for a dishwasher. uPVC double glazed windows to the rear and side elevations.

### Cloakroom

4' 11" x 2' 11" (1.492m x 0.887m)

uPVC double glazed window to the rear elevation. Fitted with a vanity wash hand basin and w.c with concealed cistern.

### Utility

8' 9" x 8' 9" (2.665m x 2.664m)

With two uPVC double glazed windows and an entrance door to the rear elevation. Central heating radiator. Gas boiler. Plumbing for a washing machine. Central heating radiator.

### First Floor Landing

uPVC double glazed window to the side elevation. Coving and loft access to the ceiling.

### Bathroom

5' 5" x 7' 4" (1.651m x 2.241m)

uPVC double glazed window to the rear elevation. Fitted with a panelled bath with screen and shower over, low level w.c and pedestal wash hand basin. Central heating radiator.

### Bedroom One

12' 11" x 10' 4" plus door (3.935m x 3.138m)

The first of the double bedrooms has a uPVC double glazed window to the front elevation. Central heating radiator. Coving to the ceiling.

**Bedroom Two**

11' 6" x 11' 5" (3.505m x 3.489m)

uPVC double glazed window to the rear elevation. Built in wardrobes. Central heating radiator.

**Bedroom Three**

9' 6" x 7' 6" (2.890m x 2.280m)

The final of the three bedrooms creates this good sized single room. uPVC double glazed window to the front elevation. Central heating radiator. Laminate flooring.

**Outside**

To the front of the property the garden is gravelled for ease of maintenance and has driveway leading upto the integral garage. To the rear the property benefits from a southerly facing rear garden with a good sized lawn area and patio, ideal for outdoor entertaining.

**Garage**

15' 11" x 9' 5" (4.841m x 2.880m)

The integral garage has an up and over door to the front elevation and has internal light and power points. Personal door from the utility.

**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 C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

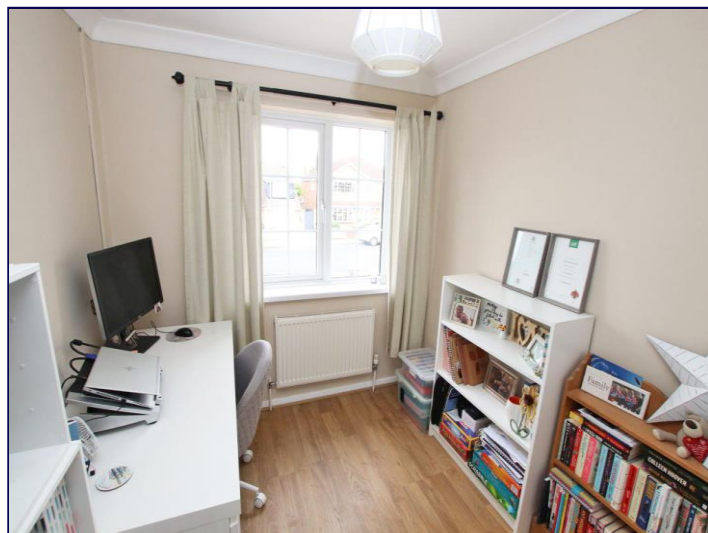
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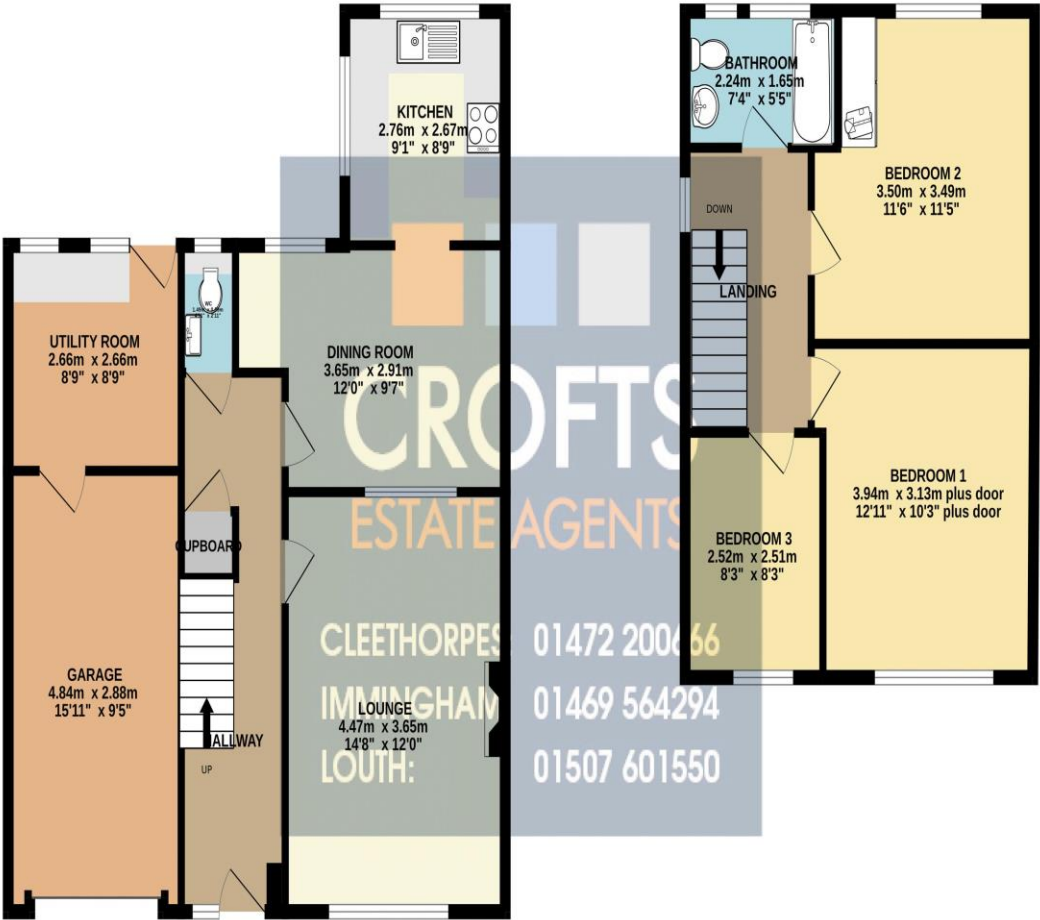
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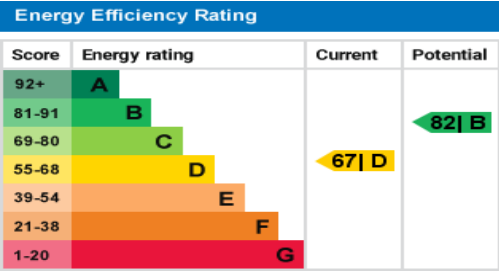
GROUND FLOOR  
71.6 sq.m. (771 sq.ft.) approx.

1ST FLOOR  
45.7 sq.m. (492 sq.ft.) approx.



TOTAL FLOOR AREA : 117.3 sq.m. (1262 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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