



Queens Parade

Cleethorpes  
DN35 0DQ

£229,950

Early viewing is advised on this lovely and traditional three bedroom semi-detached family home found within this ever popular and sought after residential location only a short stroll of the beach front and the many local amenities nearby. The property benefits from gas central heating and uPVC double glazing with the exception of the cloakroom. Briefly the accommodation comprises entrance hallway, cloakroom, bay fronted lounge / dining room, sitting room, kitchen, landing, bathroom and three bedrooms. Front garden creating off road parking for two cars, and then finally a good sized rear garden ideal for the family market and which enjoys the majority of the days sun creating a perfect space to entertain from.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

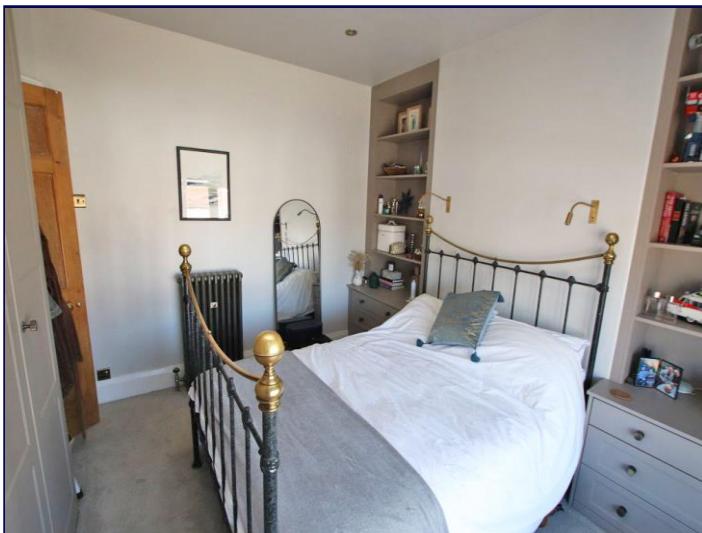
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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### Entrance Hallway

uPVC decorative glazed entry door to the front elevation. Coving to the ceiling and picture rail to the walls. Central heating radiator. Staircase to the first floor along with under stairs storage.

### Cloakroom

Offering sash window to the side elevation, the cloakroom is fitted with a wall mounted wash basin with tiled splashback and has a corner w.c. Fitted extractor. Central heating radiator.

### Lounge/Dining Room

14' 8" x 12' 3" (4.471m x 3.742m) maximums

With uPVC double glazed bay window to the front elevation which has fitted plantation shutters, this lovely room is pleasantly decorated. Hard wood flooring. Vertical central heating radiator. Coving to the ceiling. Open fire with inset wooden mantle and brick hearth.

### Sitting Room

14' 10" x 10' 11" (4.520m x 3.316m) maximum

uPVC double glazed entry door out to the garden, along with two adjoining glazed side panels. Central heating radiator. Fitted cupboard and shelving to the chimney breast recess. Log burner.

### Kitchen

11' 8" x 6' 10" (3.562m x 2.080m)

With uPVC double glazed window to the side elevation and uPVC stable door to the rear, the kitchen offers a good range of fitted wall and base units with contrasting work surfacing with inset enamel sink and drainer. Integrated Neff electric hob and double oven. Tiled splashback. Space for a larder styled fridge freezer. Plumbing for a washing machine. Vertical central heating radiator. Cupboard housing the gas boiler. Integrated dishwasher.

### First Floor Landing

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

### Bathroom

6' 8" x 6' 1" (2.024m x 1.855m)

Offering uPVC double glazed window to the front elevation, the bathroom is fitted with a panelled bath with screen and shower over, pedestal washbasin and a corner w.c. Down lighting. Fitted extractor. Chrome effect towel radiator.

### Bedroom One

11' 6" x 11' 9" (3.504m x 3.573m)

uPVC double glazed bay window to the front elevation. Fitted wardrobes, drawers and shelving. Central heating radiator.

### Bedroom Two

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12' 7" x 10' 1" (3.833m x 3.070m) max

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

### **Bedroom Three**

7' 11" x 9' 10" (2.419m x 2.985m) maximums

uPVC double glazed window to the rear elevation. Fitted wardrobe. Vertical radiator.

### **Front garden**

The front garden creates the ability to be able to park two average sized cars off road.

### **Rear Garden**

One of the selling points to this property has to be that of the rear garden which is off a lovely size and ideal for those with younger members in the family or whom like to entertain from home. With a patio area to the adjoining the rear of the property and then a good sized expanse of lawn complemented with established plants and shrubs. The rear garden also has the added bonus of enjoying a sunny aspect.

### **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 B: 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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### **Mortgage and Financial Advice**

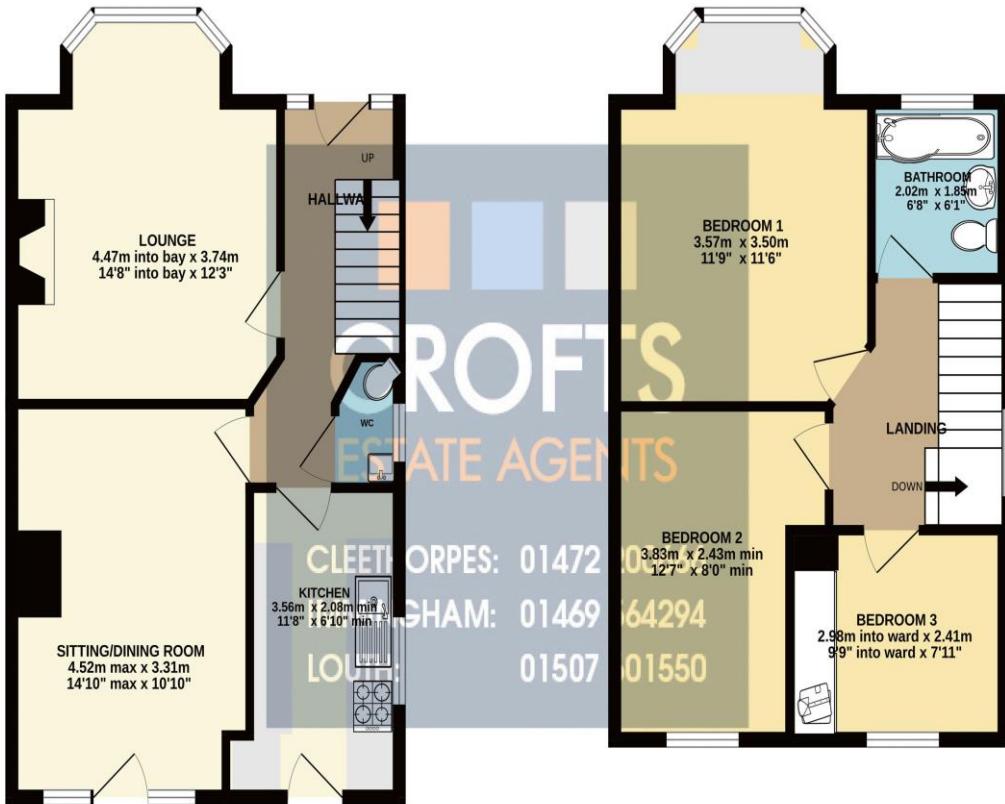
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR  
43.9 sq.m. (473 sq.ft.) approx.

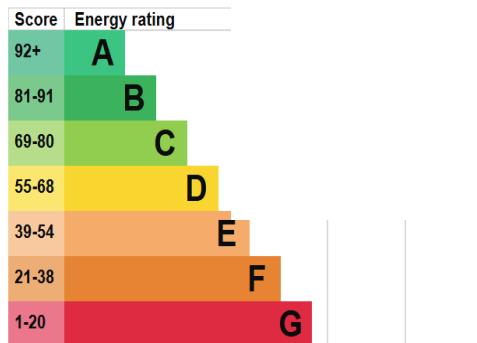
1ST FLOOR  
41.5 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA: 85.4 sq.m. (919 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 guidance 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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