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



Normandy Road

Cleethorpes
DN35 9JD

Offers in the Region Of
£176,500

Coming to the market with NO FORWARD CHAIN is this stunning, sturdily built three bedroom semi detached house in central Cleethorpes. Close to good schooling in both junior and senior schools, transport links, amenities, parks and Cleethorpes town centre and the promenade, this property makes the perfect family home. Situated on a large 0.08 acre plot with a tiered south facing rear garden, this property has undergone major changes over the last four years under its current ownership with a new kitchen breakfast room, new bathroom, new boiler and radiators, a partial re-wire, the introduction of a ground floor cloakroom and utility room plus a major overhaul of the now stunning rear gardens. A must see property that won't fail to impress.

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Entrance hall

6' 11" x 13' 9" (2.11m x 4.20m)

The entrance has wood laminate flooring, neutral decor, frosted wood front door, under stairs storage, pendant light, radiator and uPVC window to the front.

Lounge

11' 6" x 13' 9" (3.51m x 4.18m)

A stunning lounge has uPVC bay window with blinds to the rear, neutral decor and carpet, with deep coving, chrome vertical radiator, pendant light and open fireplace with built in electrics and space for any sized TV. Tiled hearth and wood mantle.

Breakfast kitchen dining living room

24' 0" x 10' 3" (7.32m x 3.13m)

A stunning light grey matte newly fitted kitchen breakfast room is open plan to a living and dining space and makes a superb family room. The kitchen has white marble effect work tops and white sink drainer over plus breakfast bar for three seats, integral oven, slimline integral dishwasher, grill, 5 ring gas hob with extractor over, fridge, metro tiled splash backs, white deco, four down lights, herringbone wood effect vinyl floor, five new uPVC windows, pendant light, radiator and grey and green decor to the dining living area.

Side entrance hall

13' 0" x 2' 11" (3.96m x 0.90m)

The former entry has an internal feel now with uPVC frosted door to the front and to the rear garden, wood effect vinyl floor, white decor and lighting.

Utility room

4' 1" x 3' 0" (1.25m x 0.91m)

Not quite a room but a great space created with work top and space and plumbing under for washing machine plus storage space.

Cloakroom

5' 7" x 2' 11" (1.70m x 0.90m)

With WC, wood vinyl floor, white painted walls and wall light.

Stairs and landing

With brown carpet, brown and cream decor, uPVC window to the side, pendant light and built in storage.

Bedroom One

11' 7" x 13' 9" (3.52m x 4.20m)

Having white decor with feature wall, cream carpet, new uPVC window to the rear, pendant light and radiator.

Bedroom Two

11' 7" x 10' 6" (3.52m x 3.19m)

With neutral decor and carpet, new uPVC window to the rear, pendant light and radiator.

Bedroom Three

6' 11" x 10' 3" (2.11m x 3.13m)

Stylish decor, cream carpet, built in storage, new uPVC window, radiator and pendant light.

Family Bathroom

6' 11" x 5' 5" (2.12m x 1.65m)

With newly fitted three piece white suite with shower over the bath, vanity sink and WC, splash back tiling, neutral decor, uPVC frosted window with blinds, stone colour tiled floor, three down lights, chrome towel radiator.

Rear garden

A large splayed south facing rear garden has been cleverly tiered up a slight incline. The lower tier has a gravel patio area, with a lawn central area with a rendered wall and three step stairs leading to the lawn and decked top area. There is some well stocked soil beds in the retaining wall with well maintained and new wall and fencing to the perimeter of the house..

Front garden

The front garden has been laid to low maintenance gravel with slab path to the front door and side gate, timber fencing to the front and timber gate. Zaptec EV charge point and possibilities for off street parking

Outbuilding

7' 2" x 6' 10" (2.19m x 2.09m)

A brick outbuilding gas timber door and uPVC window. Electric supply provided

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

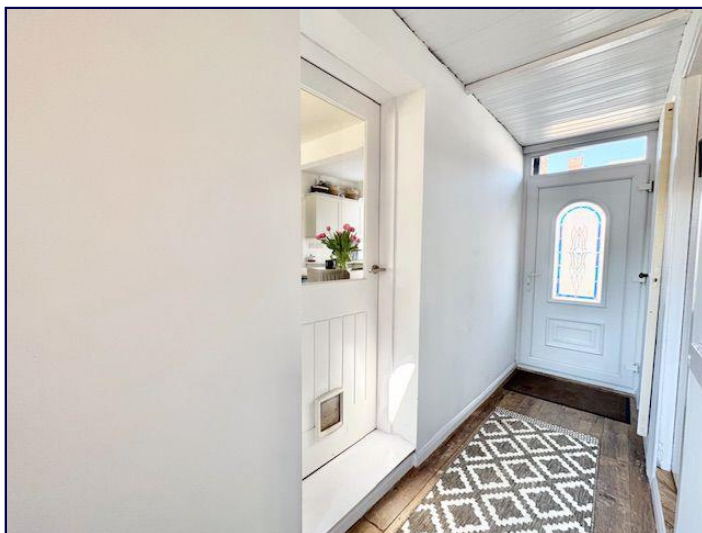
Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

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Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to



GROUND FLOOR
57.1 sq.m. (615 sq.ft.) approx.

1ST FLOOR
40.7 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA: 97.8 sq.m. (1053 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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