



2 Darlington Court Grimsby
Road
Cleethorpes
DN35 7BF

£155,000

Darlington Court development is located in this prominent main road position in Cleethorpes with local amenities nearby and a short distance from Cleethorpes seafront. Darlington Court is a development of ten, three storey, four bedroom town houses which offer contemporary and luxurious accommodation perfect for family occupation. Number 2 is a mid town house and really must be viewed, having an open plan living/kitchen area which is complimented with a gorgeous selection of modern fitted units with a selection of integrated appliances (oven, hob, and extractor) it is dual aspect and flooded with natural light. The accommodation briefly comprises entrance hall, open plan living/kitchen area, cloakroom on the ground floor. On the first floor are two bedrooms, useful utility room and the family bathroom complimented with luxurious fittings featuring a roll top bath with shower over. On the second floor there are two further bedrooms including the master bedroom which enjoys delightful views and has the benefit of a superb en-suite shower room again with high quality modern fittings. Garden and allocated car parking space to the rear.



Entrance hall

With stairs to first floor accommodation. Aluminium double glazed entrance door. Recesses spotlights to ceiling. Oak flooring

Open plan kitchen dining living room

32' 2" x 13' 7" (9.8m x 4.14m)

This is a fantastic open plan contemporary living space with dual aspect windows flooding this area with natural light. Two window units and aluminium double glazed French doors to the garden. Oak flooring, recessed spotlights and coving. The kitchen area complements superb modern units, an island and dressed with smart work surfaces and incorporating a sink unit with drainer and mixer tap. Electric oven, hob and extractor. Three radiators.

Landing

With radiator. Stairs to second floor.

Bedroom Three

12' 6" x 13' 7" (3.82m x 4.14m)

With recessed spotlights, radiator and aluminium double glazed window unit.

Bedroom Four

7' 1" x 10' 8" (2.17m x 3.26m)

With radiator and aluminium double glazed window unit.

Utility room

With recessed spotlights. Plumbing for automatic washing machine. Radiator and aluminium double glazed window unit.

Bathroom

With tiled floor, recessed spotlights to ceiling and fitted with a beautiful suite comprising bath with shower over, low-flush w.c. and hand basin set in vanity unit and aluminium double glazed window units.

Second floor landing

With recessed spotlights. Radiator.

Bedroom One

15' 7" x 13' 7" (4.74m x 4.15m)

With recessed spotlights, two aluminium double glazed window units and a radiator. Access to.

En suite shower room

Having double shower cubicle with glazed door and shower, part tiled floor, partially tiled walls and fitted with a low-flush w.c. and pedestal basin. Recessed spotlights and coving. Heated towel rail. There is a dressing area off.

Bedroom Two

11' 4" x 7' 1" (3.46m x 2.15m)

With radiator and aluminium double glazed window unit.

Boiler room

With electric "Ariston" central heating system. Aluminium double glazed window unit.

Rear garden

The property has gardens to the rear being nicely enclosed with timber fencing, lawn, bin store and slab path to patio doors.

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.

Viewing

By appointment only, telephone 01472 200666

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



BROCHURE APPROVAL

I/ We can confirm that the information in this brochure is accurate and factually correct

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