



116 Campden Crescent  
Cleethorpes  
DN35 7UQ

Offers in the Region Of  
£189,950

Crofts Estate Agents are pleased to bring to the market this immaculately presented three bedroom mid terrace house to the market. Extended to the rear with an impressive full width extension to make a stunning vaulted open plan kitchen dining room, this property has been brought well and truly into the modern era. As well as the extended room the property also benefits from a ground floor cloakroom, utility cupboard, entrance hall and spacious separate lounge. To the first floor the property offers two double bedrooms, one large single room and stunning bathroom with shower over bath. Outside the property offers parking to the front on a driveway for two cars with a large garden to the rear having two patios, lawn with open views to the allotments and southerly aspect.



#### **Entrance hall**

10' 8" x 5' 5" (3.25m x 1.66m)

A smart entrance hall has uPVC frosted door plus three frosted windows to the front, wood effect tiled flooring, cream decor, pendant light, radiator and under stairs storage.

#### **Lounge**

13' 1" x 9' 10" (3.98m x 3.00m)

An attractive lounge has uPVC half bay window with blinds to the front, cream decor with feature painted chimney breast, wood laminate flooring, pendant and wall light, radiator and feature brick fireplace with log burner, slate hearth and wood mantle.

#### **Kitchen breakfast room**

10' 6" x 11' 8" (3.20m x 3.55m)

A beautiful breakfast kitchen opens up into the living dining room and has a range of cream wall and base units with wood effect work top over plus large island unit with breakfast bar for four people. The room has wood effect tiled flooring, 1.5 sink drainer to the island unit, integral gas hob with extractor over, tall fridge freezer and microwave oven. The room has neutral decor, tiled splash backs, four down lights and tall white radiator.

#### **Living dining room**

8' 4" x 14' 4" (2.54m x 4.36m)

Open plan from the breakfast kitchen the living dining area has space for both activities with bi-fold doors to the rear garden across

the whole width. The room also has wood effect tiled floor, two Velux windows, white decor and vertical white radiator.

#### **Cloakroom**

7' 0" x 3' 1" (2.13m x 0.95m)

The cloakroom has vanity sink and WC, tiled splash backs, uPVC frosted window, chrome radiator, yellow decor, pendant light and wood effect tiled floor.

#### **Stairs and landing**

The stairs and landing have striped carpet, cream decor with loft access and pendant light to the landing.

#### **Bedroom One**

13' 2" x 10' 0" (4.02m x 3.04m)

The largest bedroom to the front has cream and green decor, uPVC half bay window, pale carpet, pendant light and radiator.

#### **Bedroom Two**

10' 4" x 9' 7" (3.15m x 2.92m)

The second bedroom is a double room with uPVC window to the rear with blind, pale carpet, pendant light, white decor and radiator.

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### **Bedroom Three**

10' 7" x 6' 8" (3.23m x 2.02m)

The third bedroom is a large one with built in storage as it goes over the ground floor alleyway. The room has white decor, pale carpet, pendant light and radiator.

### **Family Bathroom**

5' 8" x 5' 3" (1.72m x 1.59m)

The family bathroom has three piece white suite with vanity sink and vanity WC, the bath has shower over with bi-folding shower screen over, there is splash back tiling to all walls and floor, uPVC frosted window, chrome towel radiator and two down lights.

### **Rear garden**

An extended rear garden is south facing with views to the allotments at the back. The large garden has slab patio to the back of the house with slab path to bottom of the garden and neat lawn. The back part of the garden has a gravel area with timber shed with a further raised concrete patio area to the very back of the garden. The garden has timber fence to the perimeter with gated access to the front.

### **Front garden and parking**

The front garden has smartly laid driveway with open fronted entry with off road parking for two cars. There is also a shared path to the archway leading to the back garden



## Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

## Services

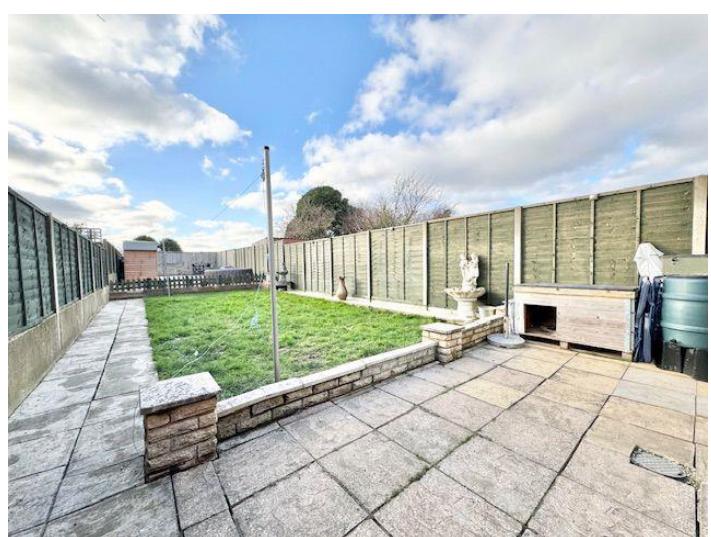
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

## Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

## Council Tax Information

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



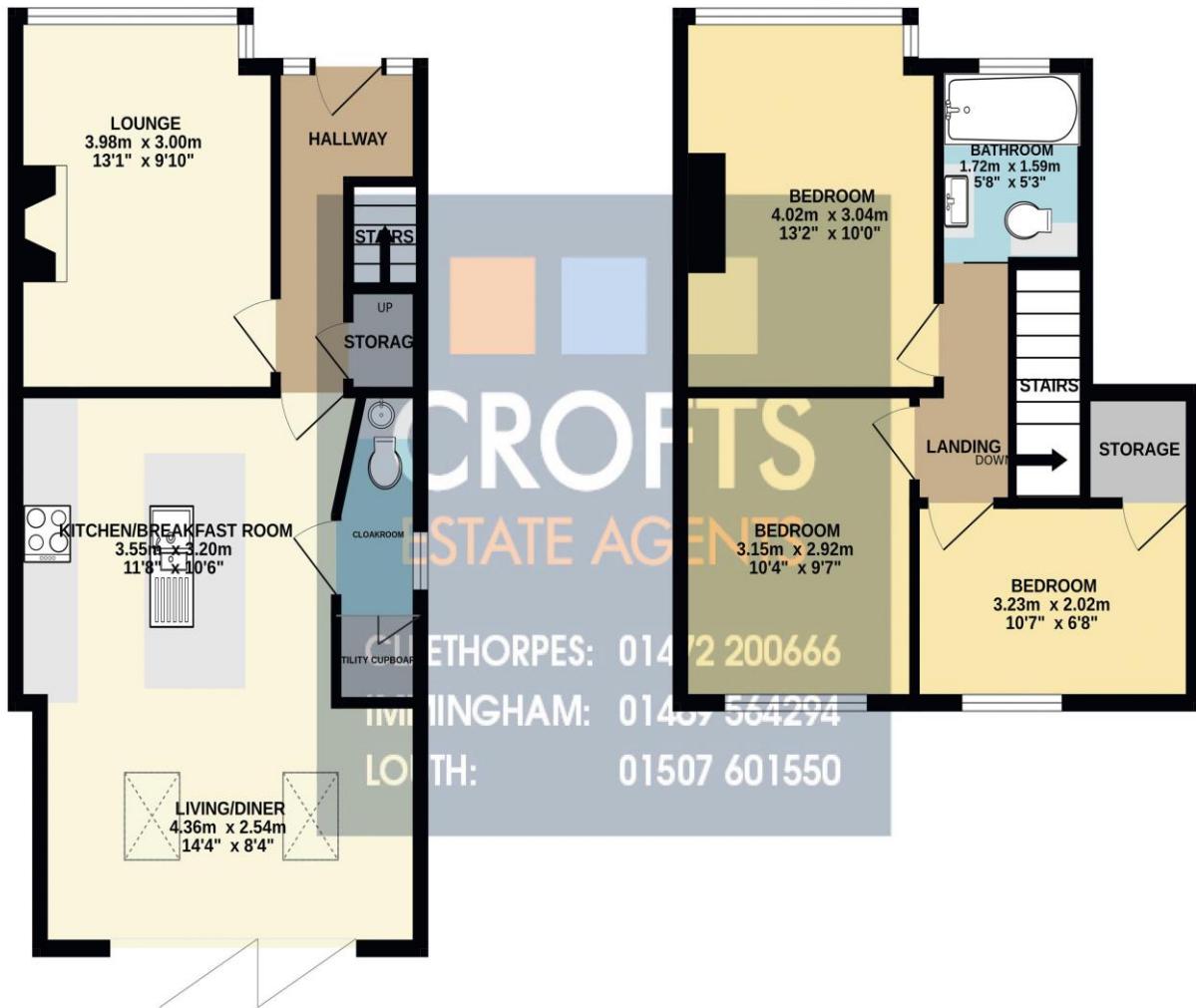


**OPEN 7 DAYS A WEEK**

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)

GROUND FLOOR  
42.5 sq.m. (458 sq.ft.) approx.

1ST FLOOR  
35.5 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA: 78.0 sq.m. (840 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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