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PROPERTY FOR SALE

72 DAVENPORT DRIVE, CLEETHORPES

PURCHASE PRICE £139,500 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£139,500

TENURE

FREEHOLD



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72 DAVENPORT DRIVE, CLEETHORPES

This nicely proportioned three bedroomed, extended semi detached property enjoys a lovely location, a good size front garden and to the back a really sunny garden that overlooks the fields behind Clee Road and giving you a view of the roof tops in Old Clee. The bedrooms are two doubles and a single, the bathroom is upstairs, on the ground floor, entrance hall, the lounge to the front is a lovely room then behind it, a dining room and the extended kitchen which are combined now. Leading off the kitchen is a little utility area and two further doors, one to the side which leads you into a little passageway which goes to the front and the back of the property and also another door which leads you into a useful storage area. This part of the house will need finishing. The structure is there, however, there is the need for plaster boarding and plastering the small space.

ENTRANCE HALL

There is a u.PVC double glazed front door to the hall, a laminate floor here, central heating radiator, coving above. There is a meter cabinet, a u.PVC double glazed window to the side, at the foot of the staircase.



LOUNGE

13'6" x 12'8" overall (4.11m x 3.86m overall)

The lounge is to the front of the property. It is a nice size room with a u.PVC double glazed walk in bay window. There is coving to the ceiling, a central heating radiator and a timber mantle and an inset black iron open fireplace with tiled cheeks and a black tiled hearth.



DINING AREA



KITCHEN-BREAKFAST ROOM

20' x 8'6" & 11'7" x 10" (6.10m x 2.59m & 3.53m x 3.05m)

The kitchen is really attractively fitted. Matt white units with chrome style door furniture and black work surfaces on both sides and at the far end. There are matching upstands in black, a breakfast bar with two stools, it is certainly attractive. There is a u.PVC double glazed window above the sink unit which looks into the back garden. An integrated electric hob, a stainless steel upstand, the filter above. An integrated cooker, space for a fridge and freezer, there is a nicely tiled floor, coving to the ceiling and a useful walk in understairs cupboard.



KITCHEN - VIEW 2



KITCHEN - VIEW 3



UTILITY SPACE

Leading off the kitchen is a little utility space with a stainless steel sink unit below a u.PVC double glazed window to the garden, plumbing for a washing machine and a nicely tiled floor. Two double doors lead off here, one to a space for storage and the other to a covered passageway which takes you to the back garden through another u.PVC door and also to the front and the drive again, through a u.PVC door. The framework is in position, the work is not complete, there is a ceiling to install with plaster board and plastering and the separating walls requires plaster board or panelling. There is plastering to do to the small passage at the side.

72 DAVENPORT DRIVE, CLEETHORPES

LANDING

Up the stairs to the landing with a loft entrance and a u.PVC double glazed window to the side.



BATHROOM

The bathroom with a white suite of a panelled bath, pedestal wash hand basin and a close coupled W.C. The walls are partly panelled, there is a central heating radiator and u.PVC double glazed obscure window, coving to the ceiling.



BEDROOM 1

13'6" x 12'10" (4.11m x 3.91m)

This is a very attractive room, a good size, a u.PVC double glazed walk in bay window which looks across Davenport Drive. Central heating radiator.



72 DAVENPORT DRIVE, CLEETHORPES

BEDROOM 2

10' x 10' plus a little area to the entrance from (3.05m x 3.05m plus a little area to the entrance f)

This bedroom is to the back of the property with a u.PVC double glazed window and a great view. Central heating radiator, a storage cupboard which houses the Combi boiler, it is a really pleasant bedroom.



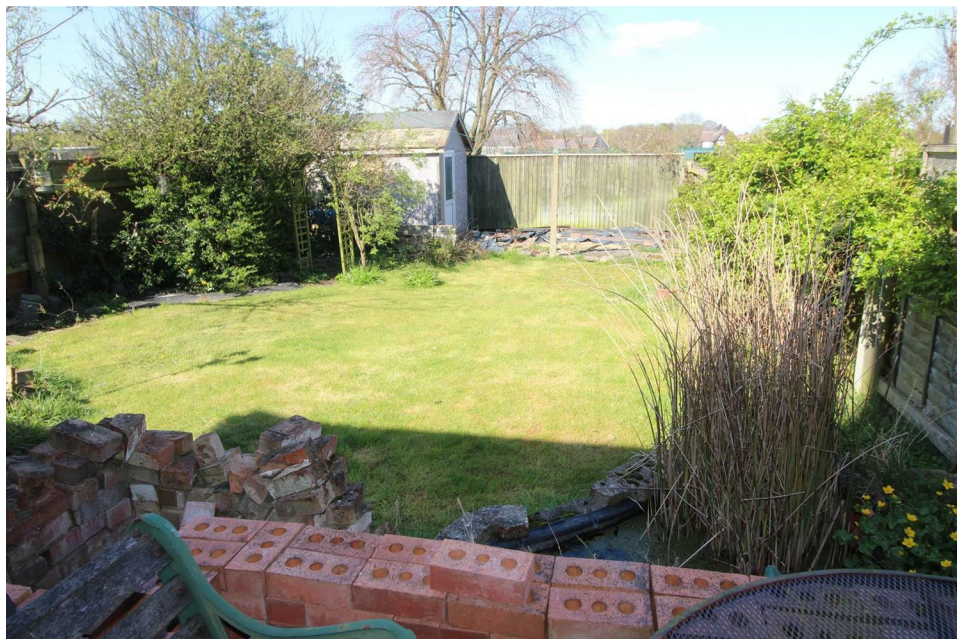
BEDROOM 3

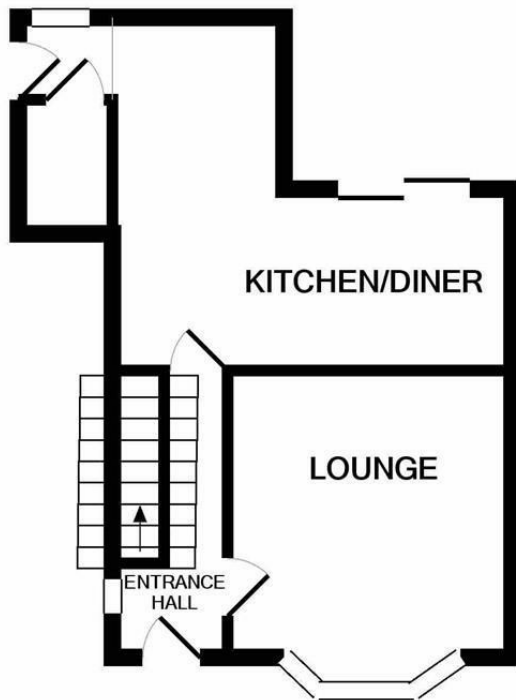
11'9" x 4'4" x 7'7" (3.58m x 1.32m x 2.31m)

It is L-shaped. To the front, there is a u.PVC double glazed window, a central heating radiator and a large cupboard over the bulkhead of the stairs.

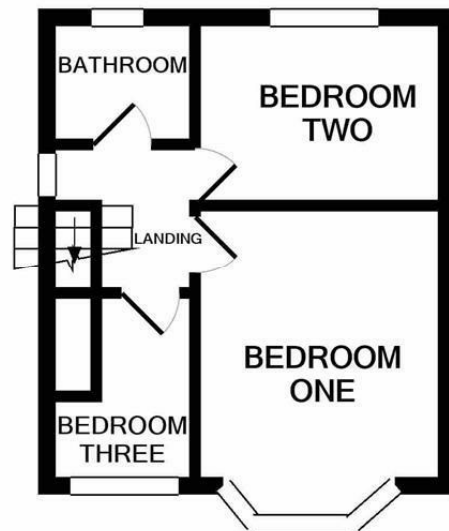
GARDENS

The front garden is hedged and lawned with a drive to the side, the drive runs down to the high gates which are level with the front of the property and then behind, further parking space if required. The back garden is a very attractive garden, a patio, a garden shed. It is well fenced, it is a good size, ideal for a family. There will be a little tidying to do.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC




Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC





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