



124 Davenport Drive Cleethorpes, North East Lincolnshire DN35 9NA

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME in turn key condition situated in the popular residential area a short distance from Cleethorpes town centre and promenade with its abundance of amenities, cafes and bars. The property benefits from gas central heating and uPVC double glazing and has been modernised tastefully decorated and modernised by the current vendors with the accommodation comprising of; Entrance porch, reception hallway, lounge, kitchen diner, connect toilet and utility room and to the first floor three bedrooms and family bathroom. Enjoying a corner plot position with an enclosed low maintenance paved rear garden and to the front of the property a lawn garden bordered with hedging, driveway providing ample off road parking for several vehicles and detached brick garage. Viewing is highly recommended.

£194,950

- CLEETHORPES LOCATION
- TURN KEY CONDITION
- SEMI DETACHED FAMILY HOME
- KITCHEN DINER
- LOUNGE
- CLOAKROOM & UTILITY ROOM
- THREE BEDROOMS
- MODERN BATHROOM
- FRONT & REAR GARDENS
- GARAGE AND OFF ROAD PARKING



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed to the side of the property via a newly fitted composite door leading into the entrance porch.

PORCH

Having dual aspect uPVC double glazed windows with tiled effect vinyl flooring and a uPVC double glazed door leading to the hallway.



HALLWAY

The welcoming reception hallway has wood effect laminate flooring and carpeted stairs with an enclosed bannister leading to the first floor, radiator and a uPVC double glazed window to the side aspect. Finished with solid wood connecting doors.



HALLWAY



KITCHEN DINER

20'11" x 9'10" (6.39 x 3.02)

The modern kitchen diner benefits from a large range of cream gloss low level units with contrasting wood effect work surfaces and matching upstands with matching larder unit and integrated fridge freezer, inset stainless steel sink, gas hob with glass back and stainless steel chimney style extractor hood with double electric ovens beneath and the added bonus of the original pantry for extra storage. Finished with two uPVC double glazed windows overlooking the rear garden, wood effect laminate flooring and feature pendant drop lighting. The dining area has a further radiator and double doors leading to the lounge. This great space is ideal for a growing family. Side wooden door lead leading to the inner lobby.



KITCHEN DINER



KITCHEN DINER



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KITCHEN DINER



INNER LOBBY

Having dual aspect wooden doors leading to both gardens. Further connecting doors to the store, cloakroom and utility.



CLOAKROOM

5'7" x 2'11" (1.72 x 0.90)

The cloakroom benefits from a white wc.



UTILITY ROOM

8'1" x 6'8" (2.48 x 2.04)

The handy utility has a range of unit with ample space for all appliances and plumbing for an automatic washing machine.



LOUNGE

13'4" x 12'9" (4.08 x 3.89)

The modern lounge has a uPVC double glazed bay window to the front aspect, carpeted flooring, radiator, feature gas fire inset into the chimney breast and double wooden doors leading to the dining room.



LOUNGE



LOUNGE



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring, uPVC double glazed window to the side aspect, large linen cupboard and loft access to the ceiling.



BEDROOM ONE

13'10" x 12'11" (4.22 x 3.95)

The master bedroom is to the front aspect and has a uPVC double glazed window with modern fitted blinds, carpeted flooring and radiator.



BEDROOM ONE



BEDROOM TWO

11'0" x 9'10" (3.36 x 3.00)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and large storage cupboard housing the wall mounted boiler.



BEDROOM THREE

11'8" x 7'7" (3.58 x 2.32)

Having a uPVC double glazed window to the front aspect with a blind fitted, carpeted flooring, radiator and built in storage cupboard.



BATHROOM

6'3" x 5'4" (1.91 x 1.64)

The modern family bathroom benefits from a white three piece suite comprising of; P shaped bath with dual shower head, one being rainfall and glazed screen, floating vanity hand wash basin with storage draws and low flush wc. Finished with modern tiling to the walls, wood effect vinyl flooring, heated towel rail, extractor fan and uPVC double glazed window to the rear aspect.



OUTSIDE

THE GARDENS

The property enjoys a corner plot position with hedged boundaries to the front, wrought iron access gate leading to pathway and front porch. Double open driveway which provides ample off road parking and leads to the detached. The front garden is laid to lawn. A wooden gate leads you to the enclosed rear garden which has fenced boundaries and is paved for ease providing an ideal retreat on a summers evening.



THE GARDENS



FRONT GARDEN



SIDE GARDEN



DRIVE & GARAGE



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

VIEWING ARRANGEMENTS

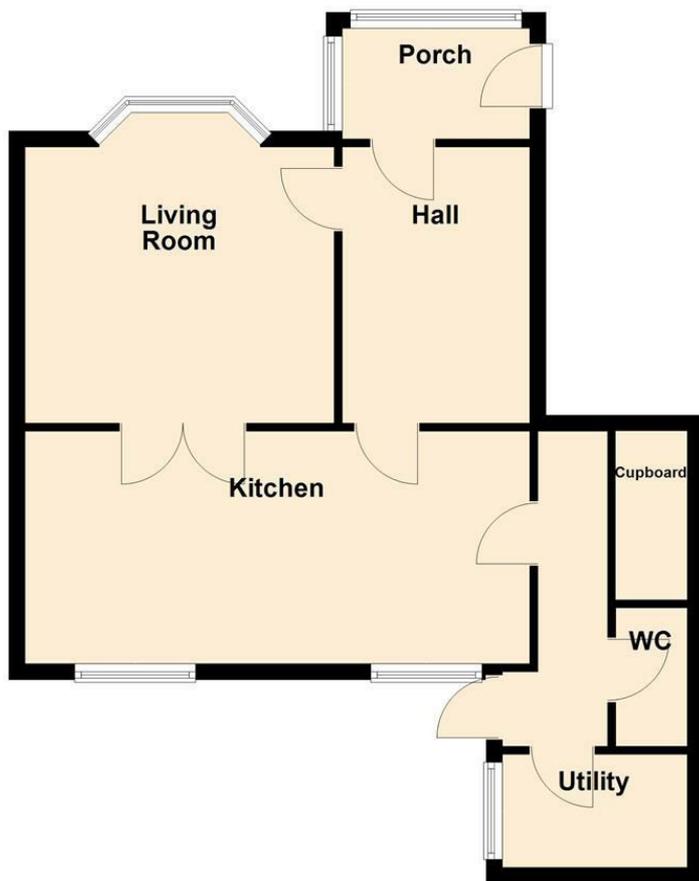
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

Approx. 55.7 sq. metres (599.7 sq. feet)

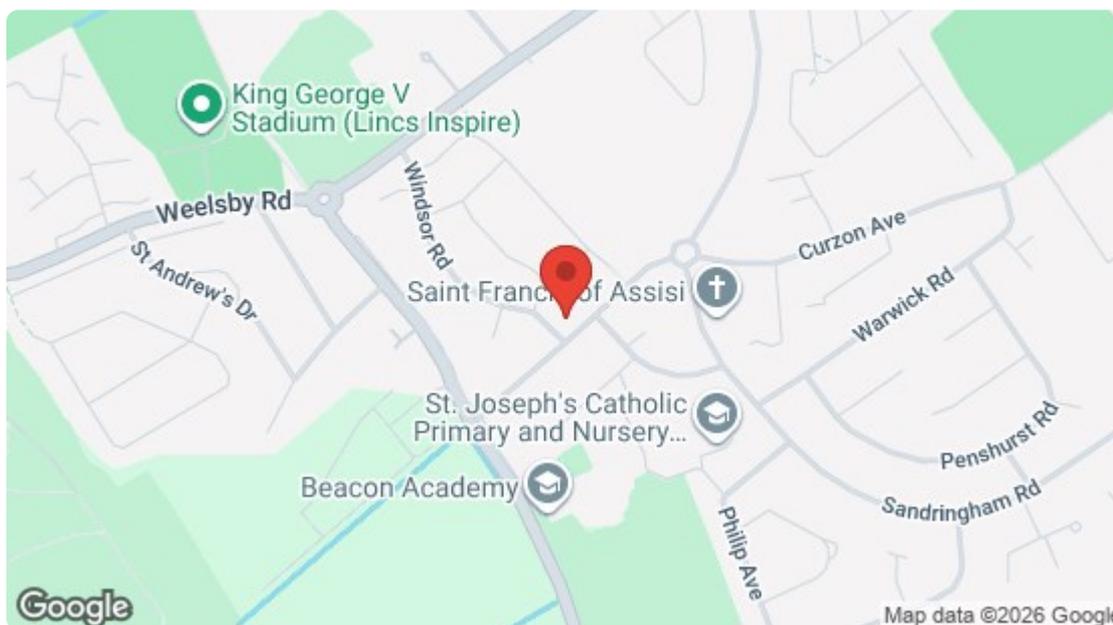


First Floor

Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 95.9 sq. metres (1031.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		71	
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.