JoWalker

ESTATE AGENTS

26 Bolingbroke Road

Cleethorpes, North East Lincolnshire DN35 0HG

Situated on the ever-popular Bolingbroke Road in Cleethorpes, this attractive three-bedroom semi-detached family home occupies a highly desirable residential location, close to a range of local amenities, excellent transport links, and several highly regarded primary and secondary schools, making it an ideal choice for growing families. The well-presented accommodation briefly comprises an inviting entrance hall, a spacious kitchen/diner, and a bright through lounge/diner, providing the perfect space for both everyday family living and entertaining. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Outside, the property benefits from a walled front garden with ample off-road parking and a driveway leading to a detached garage complete with power and lighting. The generous south-westerly facing rear garden enjoys a lawn, barked play area, and a paved patio, offering an excellent outdoor space for children, entertaining, or simply relaxing. Offering an exceptional combination of location, space, and practicality, this fantastic family home is competitively priced to sell, and early viewing is highly recommended to fully appreciate everything it has to offer.

- SOUGHT-AFTER LOCATION
- SEMI-DETACHED
- KITCHEN/DINER
- THROUGH LOUNGE/DINER
- THREE BEDROOMS
- SOUTH-WESTERLY GARDEN
- DETACHED GARAGE
- AMPLE PARKING
- CLOSE TO EXCELLENT SCHOOLS

£230,000

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www.joywalker.co.uk

DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a composite door with side light panels into the hallway.

HALLWAY

The welcoming hallway features coving and recessed downlights to the ceiling, wood-effect laminate flooring, a radiator with a modern cover, carpeted stairs with a white spindle balustrade, and a useful understairs storage cupboard.

KITCHEN DINER

19'7" x 8'3" (5.97 x 2.54)

Benefitting from a range of white wall and base units with contrasting work surfaces and tiled splashbacks, incorporating a composite sink and drainer, electric oven and hob, with ample space for an automatic washing machine and freestanding fridge/freezer. Finished with wood-effect vinyl flooring, a radiator, dual-aspect uPVC double-glazed windows, and a uPVC double-glazed door providing access to the rear garden.

KITCHEN DINER

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THROUGH LOUNGE DINER

28'4" x 12'0" (8.64 x 3.66)

A spacious dual-purpose reception room featuring a uPVC double-glazed bow window to the front aspect, and uPVC double-glazed French doors opening onto the rear patio. Finished with coving to the ceiling, carpeted flooring, two radiators, and stylish feature acoustic wall panelling, this versatile space is ideal for both family living and entertaining.

THROUGH LOUNGE DINER

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THROUGH LOUNGE DINER

CLOAKROOM

5'0" xs 2'11" (1.53 xs 0.90)

Fitted with a white two-piece suite comprising a low-flush WC and corner wash hand basin with tiled splashbacks. Finished with continued wood-effect laminate flooring and a uPVC double-glazed window to the side aspect.

FIRST FLOOR

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FIRST FLOOR LANDING

Having continued carpeted flooring, coving to the ceiling, a white spindle balustrade, and a uPVC double-glazed window to the side aspect.

BEDROOM ONE

13'6" x 11'5" (4.12 x 3.49)

The largest of the three bedrooms is situated to the front aspect and features a uPVC double-glazed bow window. Finished with carpeted flooring, a radiator, and a built-in linen cupboard, this is a spacious and comfortable principal bedroom.

BEDROOM TWO

10'10" x 10'7" (3.32 x 3.25)

The second double bedroom is positioned to the rear aspect and features a uPVC double-glazed window, carpeted flooring, and a radiator.

BEDROOM THREE

7'7" x 6'9" (2.32 x 2.08)

The third bedroom is positioned to the front aspect and features a uPVC double-glazed window. Finished with carpeted flooring and a radiator, it is an ideal child's bedroom, nursery, or home office.

BATHROOM

7'4" x 5'8" (2.24 x 1.74)

Recently refurbished by the current owners, the bathroom offers a fantastic modern space requiring only a few finishing touches. It is fitted with a white three-piece suite comprising a panelled bath with a hand shower attachment, a vanity wash hand basin with storage drawers, and a low-flush WC. Finished with part-tiled walls, wood-effect laminate flooring, recessed downlights, and a uPVC double-glazed window to the rear aspect.

OUTSIDE

THE GARDENS

The property stands behind a walled front boundary with an open driveway providing ample off-road parking. The front garden is mainly laid to lawn with mature planted borders. Double wrought iron gates lead to a further driveway, detached garage, and the south-westerly facing rear garden. Enclosed by timber fencing, the rear garden is predominantly laid to lawn and features a paved patio, a barked children's play area, and attractive raised planters, creating an excellent outdoor space for the whole family to enjoy.

THE GARDENS

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COUNCIL TAX BAND & EPC RATING

Council Tax Band - C
EPC - D

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.

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

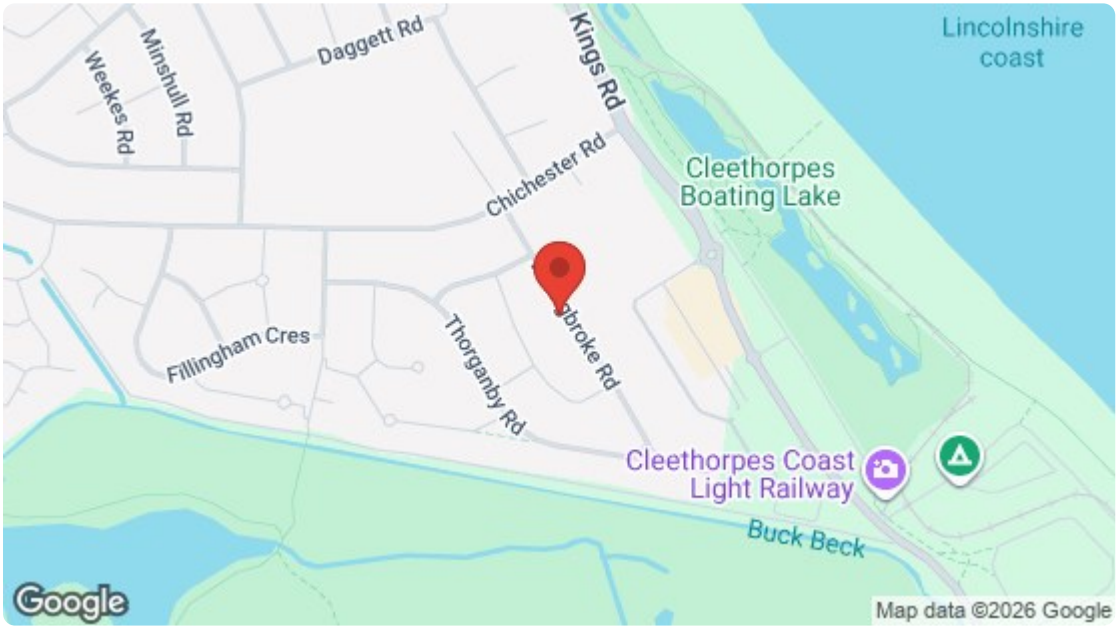
Ground Floor

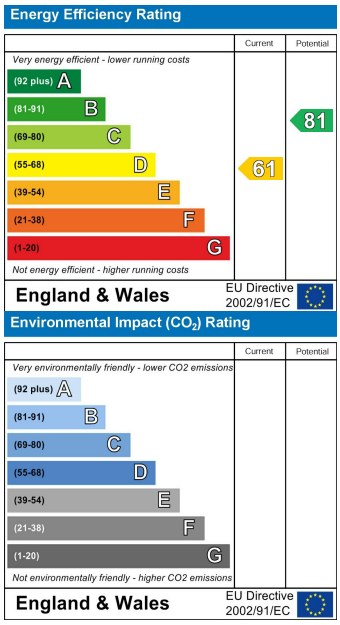
Approx. 53.7 sq. metres (577.8 sq. feet)

First Floor

Approx. 43.3 sq. metres (465.6 sq. feet)

Total area: approx. 96.6 sq. metres (1040.2 sq. feet)





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 firms employment Ltd 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.