



## 31 Princes Road Cleethorpes, North East Lincolnshire DN35 8AW

We are delighted to offer for sale this 1930'S Georgian style THREE BEDROOM SEMI DETACHED PROPERTY situated close to Cleethorpes Town centre with its local amenities ideally place for the train station and motorway links. The property retains many original features however has been tastefully modernised and benefit's from gas central heating and part uPVC double glazing with the accommodation comprising of; Entrance porch, reception hallway, lounge, kitchen dining rear sitting room and to the first floor three bedrooms and family bathroom. Having a walled garden to the front which is low maintenance with mature trees planted driveway for off road road and garage and to the rear a golfers dream with its own putting green, large decked patio and raised planters. Viewing is highly recommended. NO FORWARD CHAIN.

**Offers Over £240,000**

- 1930'S SEMI DETACHED PROPERTY
- CENTRAL CLEETHORPES
- LIVING KITCHN DINER WITH SITTING ROOM
- LOUNGE
- THREE BEDROOMS
- FMILY BATHROOM
- ORIGINL FEATURES
- FRONT & REAR GARDEN
- OFF ROAD PARKING GARAGE
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE PORCH

Accessed via double wooden glazed doors into the entrance porch with original tiled floor. Further glazed door with side and top lights into the reception hallway.



### RECEPTION HALLWAY

Having original parquet flooring and plate rack, carpeted stairs with wrought iron balustrade with Oak hand rails and handy under stairs storage. Connecting door to the garage.



### LOUNGE

15'0" x 10'5" (4.59 x 3.20)

A beautiful room retaining the original Georgian bay window, coved ceiling, carpeted floor, Victorian radiator and feature fireplace with Georgian wood surround, marble back and hearth and inset coal effect gas fire.



### KITCHEN DINER

20'9" x 17'8" (l-shaped) (6.33 x 5.39 (l-shaped))

The modern kitchen diner is L-Shaped with a galley style kitchen area that benefits from a large range of modern black gloss wall and base units with contrasting wood effect worksurfaces and tiled splashbacks incorporating a composite sink and drainer, induction hob with stainless steel chimney extractor hood, electric fan assisted eye level oven, microwave, American Fridge Freezer with cold water and ice machine and integrated dishwasher. Newly fitted wall mounted boiler with warranty in matching cupboard. Having a uPVC double glazed window to the side aspect. Open to the ideal dining area with two Velux windows, uPVC double glazed patio doors with side light panels overlooking the garden. Finished with down lights to the ceiling and wood effect laminate flooring. Open to the rear sitting room.



## KITCHEN DINER

Additional Photograph



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Additional Photograph



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Additional Photograph



## REAR SITTING ROOM

14'7" x 10'3" (4.47 x 3.14)

Open from the dining kitchen to create an ideal relaxing area is the rear sitting room, finished with modern tones to the walls, coved ceiling, carpeted flooring and Victorian style radiator.



## REAR SITTING ROOM

Additional Photograph



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Additional Photograph



## REAR SITTING ROOM

Additional Photograph



## REAR SITTING ROOM

Additional Photograph



## FIRST FLOOR

## FIRST FLOOR LANDING

Having continued carpeted flooring and wrought iron balustrade with Oak hand rail, coved ceiling, feature wall cornice, uPVC double glazed window to the side aspect. Loft access to the ceiling with pull down ladder partial boarding and light fitted. Original wooden connecting doors.



## BEDROOM ONE

14'8" x 8'11" (4.49 x 2.73)

To the front aspect with original glazed bay window, carpeted flooring, down lights, radiator and wall to wall cream gloss wardrobes.



## BEDROOM ONE

Additional Photograph



## BEDROOM TWO

14'6" x 10'9" (4.43 x 3.28)

The largest of the three bedroom but used as the second bedroom with a uPVC double glazed window to the rear, carpeted flooring, down lighting and radiator.



### **BEDROOM THREE**

8'3" x 6'2" (2.53 x 1.90)

To the front of property with the original Georgian window, carpeted flooring and radiator.



### **FAMILY BATHROOM**

9'8" x 6'2" (2.96 x 1.88)

The family bathroom benefits from a white four piece suite comprising of; Walk in corner shower cubicle with glazed screens and rainfall shower head, freestanding tear shaped bath, low flush wc and floating vanity unit with hand wash basin. Finished with fully modern tiled walls and floor, heated towel rail and uPVC double glazed window to the side aspect.



### **FAMILY BATHROOM**

Additional Photograph



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Additional Photograph



### **OUTSIDE**

### **GARAGE**

Electric up and over door to the front with rear access door and side door leading into the hallway. Fitted with electric and lighting. Plumbing for automatic washing machine.

## GARDENS

The property sits with walled boundaries to the front and double wrought iron access gates which lead to the low maintenance front garden with mature trees planted, driveway for off road parking. The rear garden has walled boundaries with fencing above and is again of low maintenance with its large decked patio and golfers dream of your very own putting green. Steps up to the property.



## GARDENS

Additional Photograph



## GARDENS

Additional Photograph



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

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

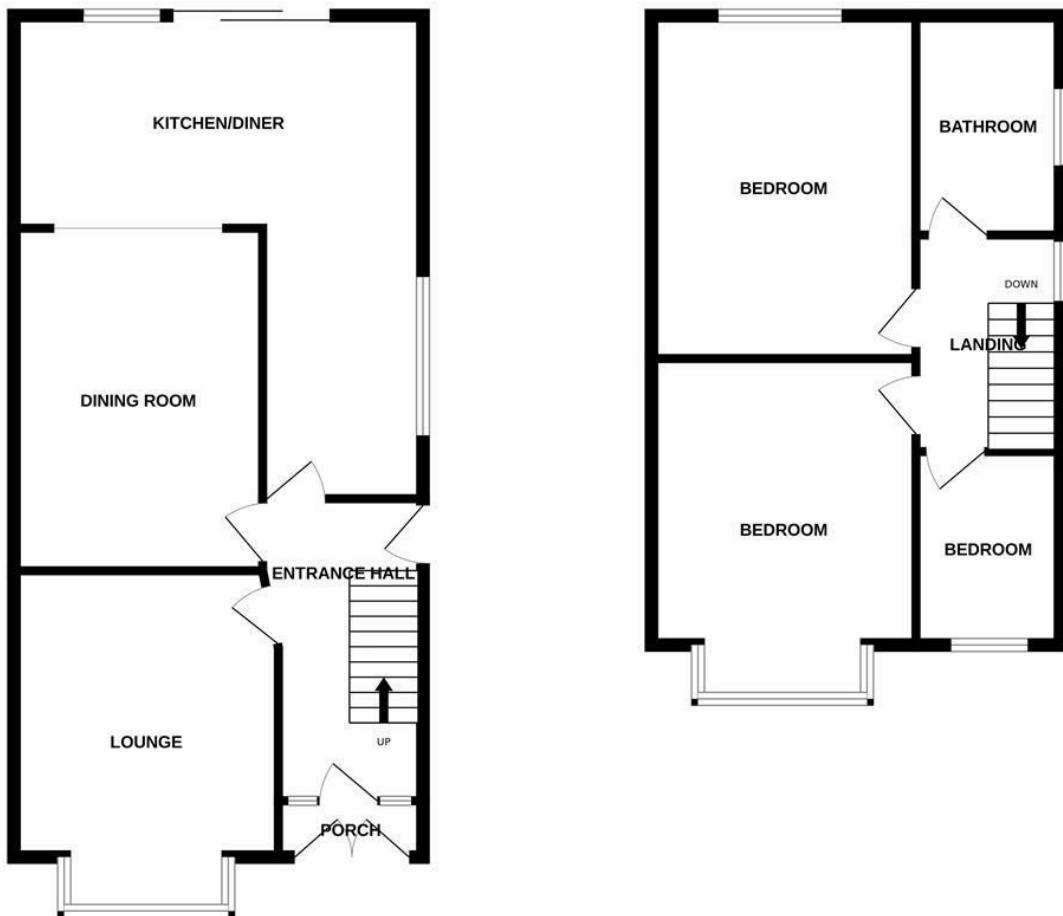
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

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

## GROUND FLOOR

## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained within these particulars of description, no guarantee is given for items of equipment 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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 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.