



## 19 Kings Mews Cleethorpes, North East Lincolnshire DN35 0PG

We are delighted to offer for sale this MODERN END TWO BEDROOM LINK HOUSE situated close to the Beach, Country Park and Cleethorpes Golf Club. Being sold with vacant possession this property is ideal for a variety of purchasers including first time buyers and investors. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance hall, kitchen diner, lounge and to the first floor two double bedrooms and bathroom. The property enjoys a corner position with a slated front garden with wrought iron decorative fencing, and pathway leading to the front door. The rear of the property is accessed via the court yard which provides parking (the property has two allocated spaces). The rear and side garden is enclosed with fencing and has a wrought iron access gate and is again of low maintenance with a paved patio, decked seating area, shingle area and timber shed. Viewing is highly recommended.

**£145,000**

- CLOSE TO BEACH
- MODERN END LINK HOUSE
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- OFF ROAD PARKING



## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

### ENTRANCE

Accessed via a uPVC door to the front of the property leading to the hallway.



### HALLWAY

Having coving to the ceiling, carpeted flooring with carpeted stairs leading to the first floor and radiator.



### LOUNGE

13'3" x 10'0" (4.06 x 3.06)

The lounge has a uPVC double glazed window to the front aspect, carpeted flooring covered ceiling, radiator and feature wooden fire surround with marble back, tiled hearth and inset electric fire.



### LOUNGE



## LOUNGE



## KITCHEN/BREAKFAST ROOM

13'7" x 8'1" (4.16 x 2.47)

The kitchen benefits from a range of white wall and base units and incorporates a circular stainless steel sink, five ring gas hob with stainless steel back and chimney style extractor hood above with an electric fan assisted oven beneath. Having ample space for an automatic washing machine and freestanding fridge freezer, large pantry cupboard and space for a breakfast table. Finished with tiled effect vinyl flooring, radiator, uPVC double glazed window and door to the rear of the property.



## KITCHEN/BREAKFAST ROOM

Additional photo



## KITCHEN/BREAKFAST ROOM



## FIRST FLOOR

## LANDING

Having continued carpeted flooring with a white wooden open spindle balustrade, airing cupboard and loft access to the ceiling.



## BEDROOM ONE

13'8" x 8'2" (4.17 x 2.49)

The largest of the two double bedrooms is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



## BEDROOM ONE



## BEDROOM TWO

13'8" x 6'10" (4.18 x 2.09)

The second double bedroom is to the front of the property and presently being used as a home office/TV room and has coving to the ceiling, carpeted flooring and a radiator.



## BEDROOM TWO



## BATHROOM/WC

6'5" x 7'3" (1.97 x 2.21)

The bathroom benefits from a white three piece suite comprising of; Bath with shower over, pedestal hand wash basin and low flush wc. Finished with part tiled walls, radiator, wood effect vinyl flooring and a uPVC double glazed window to the side aspect.



## OUTSIDE

To the rear of this property is a courtyard area with an allocated parking space for No. 19.

## THE GARDENS

The property enjoys a corner position with front, rear and side gardens. The front garden is laid with slate for low maintenance and has a paved pathway with decorative wrought iron fencing to the front and mature trees. The rear garden is paved and extends to a side garden with is laid with shingle and has a raised decked seating area ideal for alfresco dining, outside lighting, tap and timber shed.



## THE GARDENS



## THE GARDENS



## PARKING COURT YARD



## 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 - A

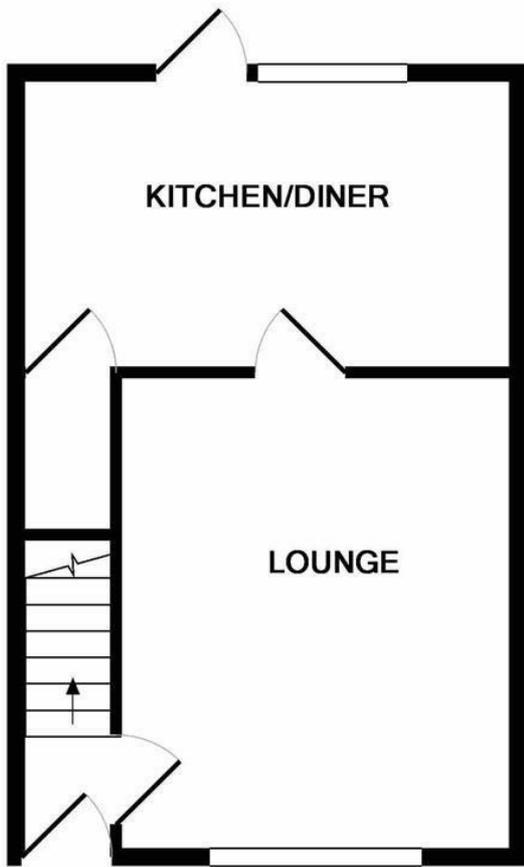
EPC - D

## VIEWING ARRANGEMENTS

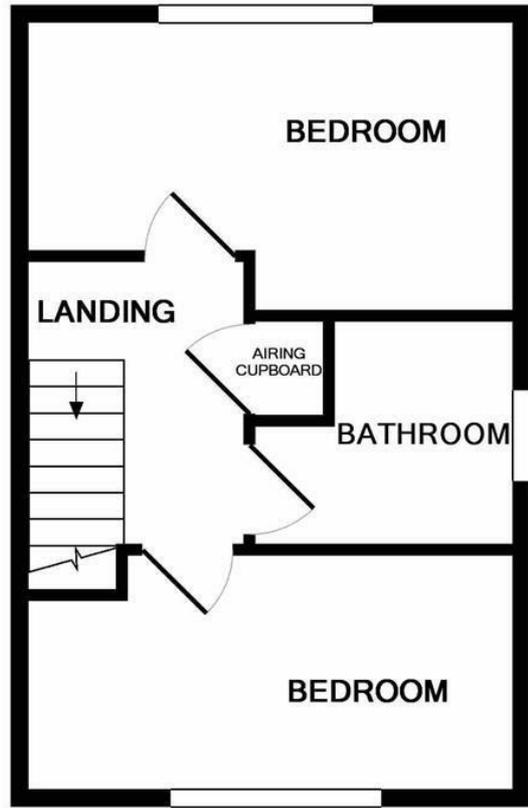
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

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

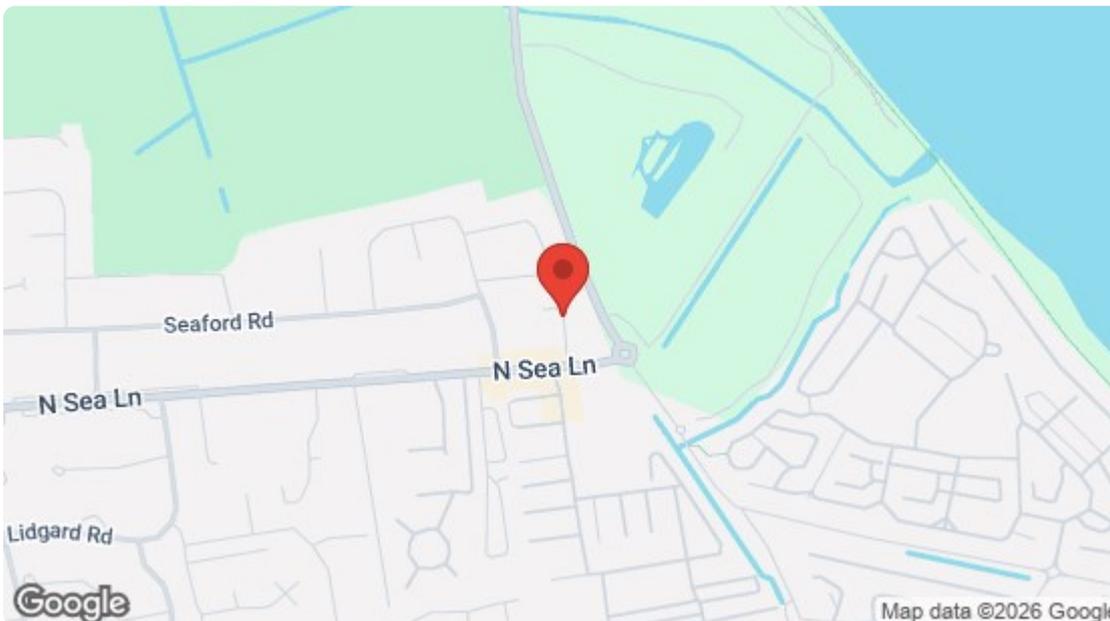


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained 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			84
(69-80) C			
(55-68) D		65	
(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			85
(69-80) C			
(55-68) D		65	
(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 firm's 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.