



3 Scrivelsby Court Cleethorpes, North East Lincolnshire DN35 0HJ

THREE BEDROOM SEMI-DETACHED CHALET STYLE FAMILY HOME – EXTENDED & MODERNISED – HIGHLY REGARDED SIGNHILLS CATCHMENT AREA – SOUTHERLY FACING GARDEN – OPEN VIEWS TOWARDS CLEETHORPES GOLF COURSE - This impressive three bedroom semi-detached chalet style family home has been thoughtfully extended and comprehensively modernised by the current vendors, creating a stylish, versatile and generously proportioned home perfectly suited to modern family living. Situated within the highly regarded Signhills catchment area and ideally placed for the popular Cleethorpes Boating Lake and Promenade, the property also enjoys lovely open views to the rear over Cleethorpes Golf Course and the surrounding countryside. The spacious and versatile accommodation comprises a modern kitchen/diner, comfortable lounge, second sitting room with useful utility area, three double bedrooms and a contemporary four-piece family bathroom featuring a freestanding bath and separate walk-in shower. Outside, an open driveway to the front provides ample off-road parking and benefits from an EV charging point, whilst to the rear is a particularly attractive enclosed southerly facing garden, featuring a large paved patio ideal for outdoor entertaining and a gate providing direct access onto the Country Park walk. With its excellent location, generous accommodation, modern specification and attractive open outlook, this is a superb family home which warrants an internal viewing to be fully appreciated.

Offers Over £245,000

- THREE BEDROOM CHALET STYLE HOME
- EXTENDED & MODERNISED
- SIGNHILLS CATCHMENT
- MODERN KITCHEN/DINER
- THREE DOUBLE BEDROOMS
- FOUR-PIECE BATHROOM
- SOUTHERLY FACING GARDEN
- GOLF COURSE VIEWS
- AMPLE OFF-ROAD PARKING
- EV CHARGER



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

.

ENTRANCE

Access to the property is gained via the front aspect through a composite door with a side light, opening into the welcoming hallway.

HALLWAY

The welcoming entrance hall features modern panelling to dado height, decorative coving, wood-effect Amtico flooring, a radiator and contemporary white panelled doors leading to the adjoining rooms.



KITCHEN DINER

23'1" x 10'11" (7.04 x 3.34)

A superb modern open-plan kitchen and dining space, forming a true hub of the home and providing the perfect setting for family life and entertaining. The kitchen area is fitted with an excellent range of contemporary cashmere-coloured wall and base units, complemented by contrasting work surfaces and matching splashbacks. The work surface extends to create a useful breakfast bar, while integrated appliances include a composite sink and drainer, induction hob with modern black extractor hood, two electric fan-assisted ovens, including a Neff Hide & Slide oven, integrated fridge/freezer and dishwasher. To the opposite end, there is ample space for a large family dining table, creating a sociable and versatile area for everyday meals and entertaining. The room is finished with a coved ceiling, recessed downlighting, tiled flooring and radiator, together with a uPVC double-glazed window and sliding patio doors overlooking the garden, allowing plenty of natural light to flow through this impressive family space.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



LOUNGE

18'6" x 14'7" (5.64 x 4.47)

The spacious lounge continues with attractive wood-effect Amtico flooring and features a coved ceiling with recessed downlighting. A large uPVC double-glazed picture window to the front aspect allows plenty of natural light to fill the room, while a stylish built-in media cabinet provides useful storage, shelving and integrated downlighting, creating an attractive focal point. An open-plan carpeted staircase, complemented by a white spindle balustrade, leads to the first floor. Useful pull-out storage cupboards are incorporated beneath the stairs, while modern wall panelling continues up the staircase, adding a contemporary finishing touch. A radiator completes the room.



LOUNGE



LOUNGE



LOUNGE



SITTING ROOM

13'8" x 7'9" (4.19 x 2.37)

The versatile second sitting room provides a wonderful additional retreat and would make an ideal teenagers' lounge, playroom or home office. The room enjoys plenty of natural light from dual-aspect uPVC double-glazed windows and features a coved ceiling with recessed downlighting, radiator and comfortable carpeted flooring. A particularly useful feature is the extensive built-in wall-to-wall storage, cleverly incorporating a practical utility area and housing the wall-mounted boiler, making this a highly functional and adaptable space for modern family living.



SITTING ROOM



FIRST FLOOR

FIRST FLOOR LANDING



FIRST FLOOR LANDING

Featuring continued carpeted flooring, stylish wall panelling to dado height and a coved ceiling.



BEDROOM ONE

11'0" x 9'10" (3.36 x 3.02)

The largest of the bedrooms is positioned to the front of the property and benefits from a uPVC double-glazed window, allowing plenty of natural light to fill the room. A comprehensive range of fitted furniture provides excellent storage, including matching drawers, overhead cupboards and a useful dressing table. The room is finished with comfortable carpeted flooring and a radiator.



BEDROOM ONE



BEDROOM TWO

11'2" x 10'5" (3.42 x 3.18)

The second generous double bedroom is situated to the rear of the property and enjoys lovely open views over Cleethorpes Golf Course through a uPVC double-glazed window. The room is comfortably finished with carpeted flooring and a radiator, while a full wall of fitted wardrobes with stylish modern sliding doors provides excellent storage and completes this inviting bedroom.



BEDROOM TWO



BEDROOM THREE

11'8" x 7'10" (3.58 x 2.39)

The third double bedroom is positioned to the front of the property and features a uPVC double-glazed window, coved ceiling and comfortable carpeted flooring. A full wall of built-in wardrobes with stylish sliding doors provides excellent storage, while the room is currently utilised as a home office, demonstrating its versatility to suit a variety of needs.



BEDROOM THREE



FAMILY BATHROOM

10'3" x 9'4" (3.14 x 2.87)

The beautifully appointed modern family bathroom features a stylish four-piece white suite, comprising a generous walk-in shower with dual rainfall shower heads, a luxurious freestanding bath with centrally positioned taps and handheld shower attachment, and a contemporary floating vanity unit with hand wash basin and useful storage drawer. A steam-free mirror adds a practical finishing touch, complemented by a low-flush WC with concealed cistern. The bathroom is finished with attractive full-height wall tiling and matching tiled flooring, recessed downlighting and a heated towel rail. A uPVC double-glazed window to the rear aspect provides natural light and ventilation, creating a bright, modern and relaxing space.



FAMILY BATHROOM



OUTSIDE

THE GARDENS

The property is set back from the road, enjoying an attractive open outlook over the surrounding green space. The front garden is open plan and features a generous hardstanding area with brick-edged borders, providing ample off-road parking, together with an EV charging point. A timber gate provides access to the rear garden. The southerly facing rear garden is a particularly appealing feature of the property, offering a generous and private space ideal for relaxing or entertaining. The enclosed garden benefits from fenced boundaries, a large paved patio and pathways, an artificial lawn with shingle borders, an attractive ornate water feature and a timber shed. A rear access gate leads directly onto the Country Park walkway, where you can enjoy lovely open views across Cleethorpes Golf Course.



THE GARDENS



THE GARDENS



THE GARDENS



REAR VIEW



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

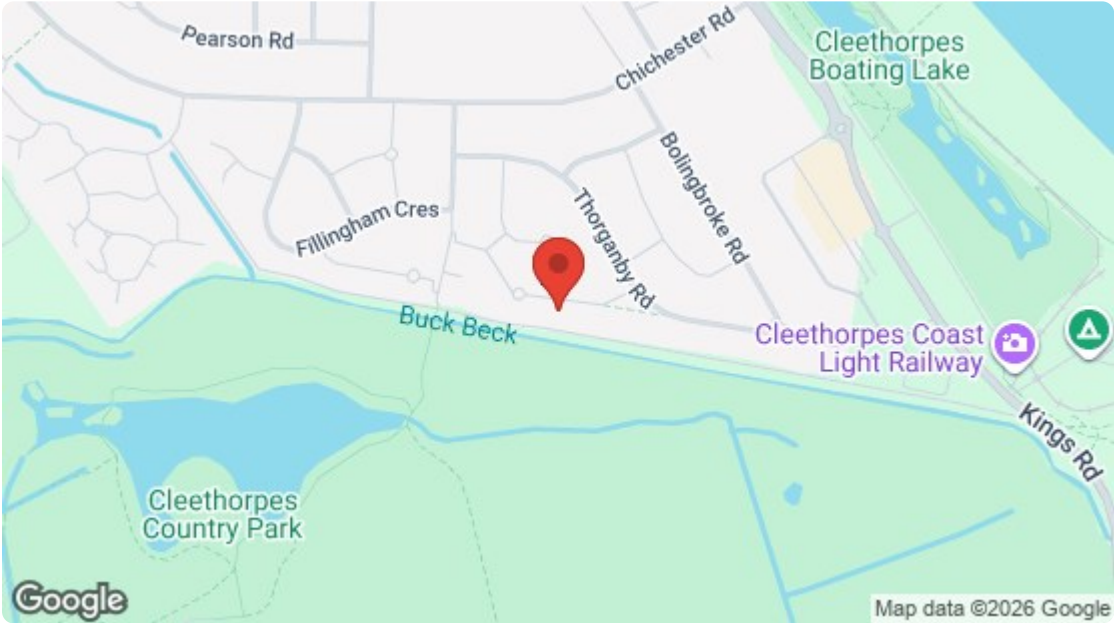
EPC -

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



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 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 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.