



Queen Mary Avenue, Cleethorpes, DN35

£265,000

None

Tenure: Freehold, **Bedrooms:** 3

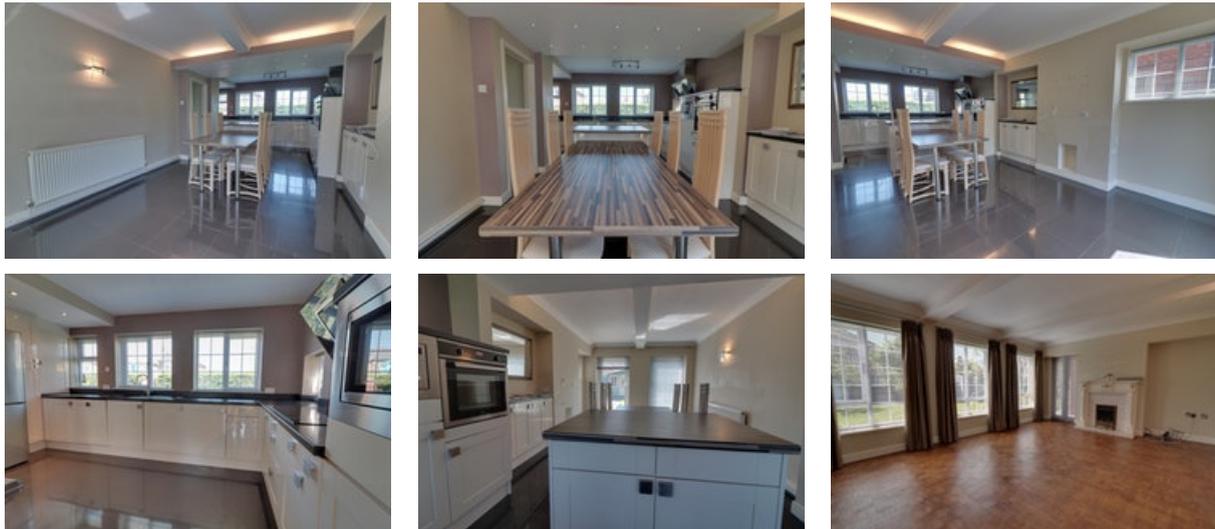
Stunning Detached House on Large Corner Plot with NO CHAIN - well maintained enclosed private gardens - generously proportioned accommodation - very well appointed kitchen and bathroom - garage secure off street parking We are delighted to offer for sale this stunning detached house occupying a dou

Key features:

- stunning detached house
- exceptional condition throughout
- larger than average plot
- garage
- garden cabin
- no chain

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band D (£1841.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Stunning Detached House on Large Corner Plot with NO CHAIN - well maintained enclosed private gardens - generously proportioned accommodation - very well appointed kitchen and bathroom - garage secure off street parking

We are delighted to offer for sale this stunning detached house occupying a double corner plot set in beautifully kept gardens in the popular coastal town of Cleethorpes within easy access of the A180 leading to the motorway network.

Entrance Porch

The property is accessed via a panelled door with original stone door casing.

Hallway

Door leads into the hallway which provides access to the lounge, second reception, kitchen diner, cloakroom and stairs to first floor. With parquet flooring, wall mounted Hive heating control panel and LED lighting.

Lounge:

Fireplace and surround, parquet flooring, French doors lead out to the Loggia, there are three windows to the rear with blinds and curtains, and a radiator.

Dining Room:

A multi functional room with window to front, two further windows to side and one to rear, French doors to Loggia, TV and telephone points, hatch to loft, and radiator.

Kitchen Diner:

Designed by Steven Hildreth interiors this well appointed spacious kitchen has a range of cream wall and base units, integrated washing machine, tumble dryer and dishwasher, pull out bin and ironing board. There is a built in electric fan assisted oven, microwave and induction hob with extractor fan over. Space for fridge freezer and cupboard housing Worcester boiler. There is a central island with LED spotlights and concealed lighting, spacious area for dining with TV point, three windows to front and one to side, two doors to rear garden, tiled flooring and coving to ceiling with spotlights and radiator.

Cloakroom:

Just off the hallway with coat hanger, cupboard housing fuse box, wall mounted alarm unit and door into wc.

Downstairs wc:

With wall hand basin, low level flush wc, wood panel flooring, and window to front.

FIRST FLOOR LANDING:

Providing access to the three double bedrooms, bathroom and loft with two built in cupboards, chandelier, spotlights to ceiling and wired in smoke alarm, windows to front and side.

Master Bedroom:

A large double bedroom with two Steve Hildreth Interiors wardrobes with inset LED pelmet lights, coordinated bedside chests of drawers, TV point, three windows to rear and one to side.

Bedroom Two:

Another double bedroom with TV point, two windows to rear and one to side.

Bedroom Three:

A third double bedroom with TV point, two windows to front and radiator.

Family Bathroom:

Also designed by Steve Hildreth Interiors with Africa Rosso tiling throughout, underfloor heating and inset lighting, the family bathroom comprises a panel bath with overhead shower and glazed screen, low level flush wc, bidet, sink unit with vanity mirror over, towel radiator, built in TV with overhead speaker, shaver point, extractor fan, and two windows to front.

OUTSIDE:

The front of the property is surrounded by a low level brick wall with lelandi hedging above and wrought iron gate leading into the front garden which is laid mainly to lawn with paving and shale chip beds plus a palm tree to side. A gate leads to the rear on the left side.

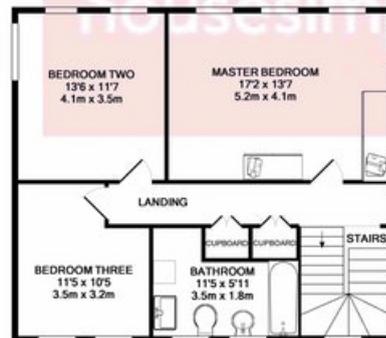
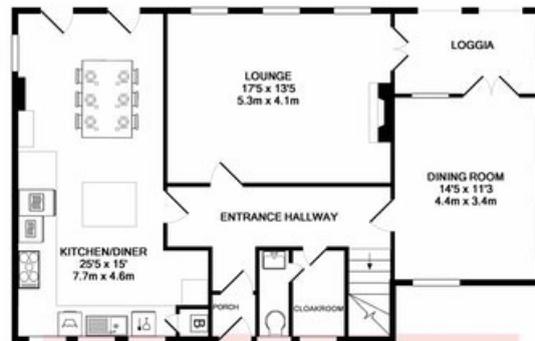
The private rear garden is fenced to one side with borders and mature shrubs and trees to the other. It is laid to lawn with paving, and has two tool sheds, a self contained summer house which has several uses including a gym, office etc with real wood flooring (3.74m x 3.76m), separate store with gas meter and shelving. There is also a pond.

The rear of the property is accessed by two wrought iron gates which lead to a drive offering off street parking for two cars and leading up to the garage which has an electric door, power sockets and is alarmed. It measures 5.64m x 3.05m.

There are also eight external power sockets round the house

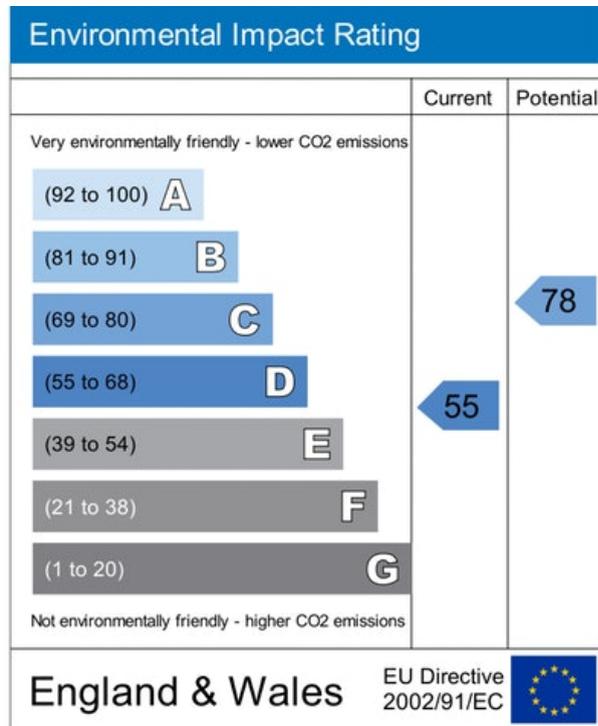
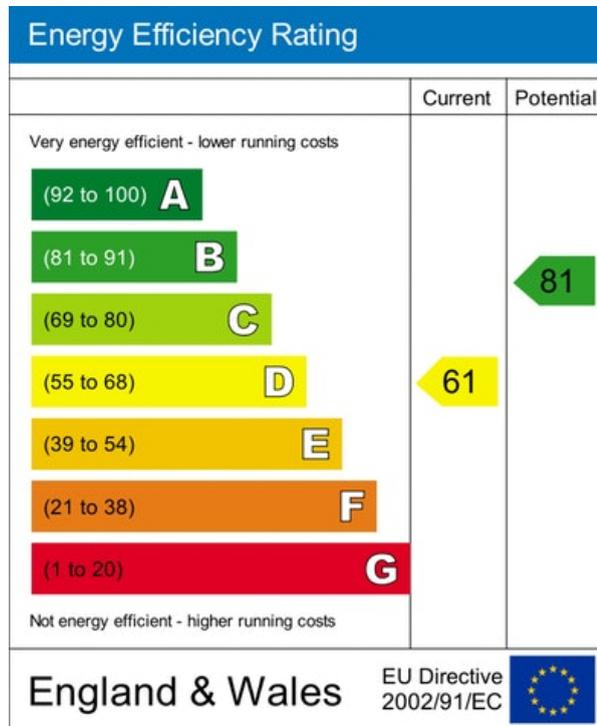
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Floor plan:



TOTAL APPROX. FLOOR AREA 1705 SQ.FT. (158.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors 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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