

ARGYLE

ESTATE AGENTS

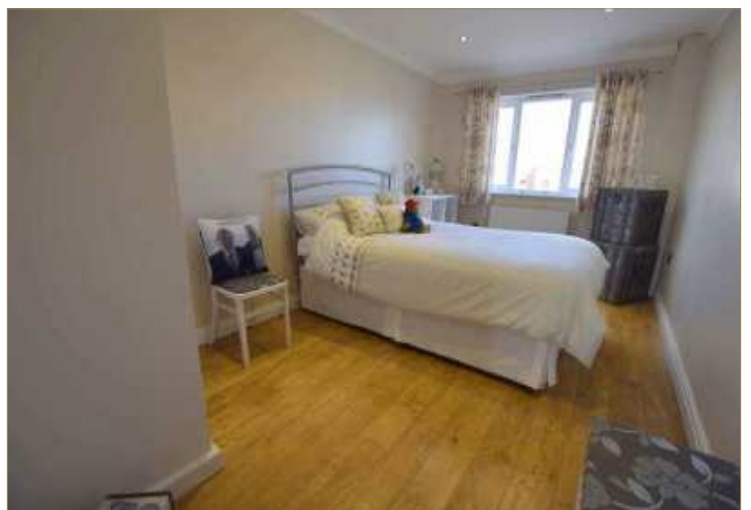


10 Greenfinch Drive, Cleethorpes DN35 0SS
£290,000

Key Features:

- Extended Four Bedroom Detached Family Home
- Spacious & Well Presented Accommodation
- Lounge, Rear Living Room
- Kitchen Diner, Utility Room, Cloakroom/WC
- Master Bedroom With En-Suite Shower Room
- Family Bathroom
- Gas Central Heating, uPVC Double Glazing
- South Facing Rear Garden
- Driveway, Partitioned Garage For Storage Only

Located on the popular Clee Beck development adjoining the Country Park, this Four Bedroom Detached Property has been extended from its original design, offering spacious accommodation ideal for the family purchaser. Comprising Entrance Hall, Front Facing Lounge, Kitchen Diner and a further Living Room at the rear. The integral garage has been partitioned to provide a useful Utility/Cloakroom with Store to the front. To the first floor are Three Double Bedrooms, a Fourth Bedroom, En-Suite Shower Room to the Master Bedroom, and a Family Bathroom. Standing in a favoured position with South Facing Rear Garden, and open plan front with Driveway for two vehicles. Viewing Highly Recommended.



ENTRANCE HALLWAY

Access via a composite door into the hallway with wood effect laminate flooring and central heating radiator. Staircase with understairs storage cupboard. Security alarm system keypad.

LOUNGE

4.55 X 3.37 (14'11" X 11'1")

Front facing lounge with wood fire surround incorporating an electric fire, marble back and hearth. Central heating radiator and continued laminate floor.

REAR LIVING ROOM

7.21 X 2.75 (23'8" X 9'0")

A versatile room with window to rear aspect plus french doors to the rear patio. Two central heating radiators, and wood floor.

KITCHEN DINER

5.46 X 3.05 (17'11" X 10'0")

Fitted with oak effect base and wall mounted units, and contrasting work surfaces incorporating a resin sink/drainers with mixer tap. Integrated dishwasher, built-in electric oven/grill and gas hob with extractor over. Tiled splashbacks. Tile effect laminate flooring. Two central heating radiators. Windows to the rear and side aspect, and access to the side of the property.

UTILITY ROOM

2.85 X 2.06 L SHAPED (9'4" X 6'9" LSHAPED)

With wall mounted storage unit, plumbing for a washing machine and space for further appliances. Wall mounted gas central heating boiler. Central heating radiator, and tiled floor.

CLOAKROOM/W.C.

1.39 X 1.39 (4'7" X 4'7")

Fitted with a low level wc and pedestal wash basin with mixer tap. Central heating radiator, continued tiled floor, and an obscure glazed window to side aspect.

FIRST FLOOR LANDING

With storage/airing cupboard housing the hot water cylinder. Central heating radiator, and access to the loft space.

MASTER BEDROOM

4.15 X 3.30 (13'7" X 10'10")

With window to front aspect, central heating radiator and carpeted floor.

EN SUITE SHOWER ROOM

2.69 X 1.91 (8'10" X 6'3")

Fitted with a large quadrant shower cubicle with electric shower. Vanity unit incorporating a wash basin and mixer tap, and low level wc with concealed cistern. Towel radiator, laminate flooring and an obscure glazed window to front aspect.

BEDROOM TWO

4.75 X 2.67 (15'7" X 8'9")

A second double bedroom, with window to front aspect, laminate flooring, and central heating radiator.

BEDROOM THREE

3.48 X 3.20 (11'5" X 10'6")

A further double bedroom, with window to rear aspect, laminate flooring, and central heating radiator.

BEDROOM FOUR

2.61 X 2.18 (8'7" X 7'2")

With window to rear aspect, central heating radiator, laminate flooring and further loft access.

FAMILY BATHROOM

2.17 X 1.68 (7'1" X 5'6")

Fitted with a vanity drawer unit incorporating a wash basin and mixer tap. Low level wc. Panelled bath with mixer tap, electric shower over and glazed screen. Towel radiator. Fully tiled walls and tile effect laminate flooring. Obscure glazed window to rear aspect.

OUTSIDE

Open plan to the front with lawn and block paved driveway. Gated side access to the rear. Enjoying a south facing aspect the rear garden is mainly laid to lawn with patio, timber shed and fencing to the boundaries.



VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold However, prospective purchasers should have the tenure of this property confirmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. The details do not form any part of a contract and unless specifically stated otherwise, furnishings and contents are not included within this sale.

