

ARGYLE

ESTATE AGENTS



33 Fillingham Crescent, Cleethorpes DN35 0JB
£270,000

Key Features:

- FOUR Bedroom Detached Family Home
- Highly Sought After Location Close To The Seafront and Signhills Primary Academy
- Deceptively Spacious Accommodation
- Lounge, Conservatory, Kitchen
- Two Bathrooms, Cloakroom/WC
- Gas Central Heating, uPVC Double Glazing
- Ample Off Road Parking
- Good Sized Private Rear Garden

OPEN WEEKEND

Saturday 24th August 10am-12pm

Sunday 25th August 10am-4pm

Monday 26th August 10am-12pm

No Appointment Needed

This Deceptively Spacious Four Bedroom Family Home is ideally located close to the Seafront, and a short walk to the highly popular Signhills Primary Academy. A former detached bungalow offering Four Good Sized Bedrooms, Two Bathrooms and standing with Ample Off Road Parking and a Private Rear Garden. Accommodation to the Ground Floor comprising Entrance Porch, Hallway, Kitchen with integrated appliances, Lounge which is open to the Conservatory, a Cloakroom/WC, Bathroom (with bath and separate shower enclosure), and Two



ENTRANCE PORCH

Access is to the side of the property via double uPVC doors into the porch. With two built-in storage cupboards, one housing the gas central heating boiler, tiled floor and double inner doors to the hallway.

HALLWAY

With two radiators, tiled floor, and understairs storage cupboard. Staircase rising to the first floor having half panelled walls continued to the landing.

CLOAKROOM/W.C.

1.15 X 0.94 (3'9" X 3'1")

Fitted with a corner hand basin and wc. Obscure glazed window to side aspect.

KITCHEN

4.83 X 3.27 (15'10" X 10'9")

Fitted with base and wall mounted units and wood block work surfaces incorporating a stainless steel sink/drain. Range cooker with extractor over, and an integrated dishwasher, double freezer, washing machine and tumble dryer. Windows to side and rear aspect, radiator, and continued tiled floor.

LOUNGE

4.85 X 3.92 (15'11" X 12'10")

Featuring a gas stove set on a stone hearth, laminate flooring and radiator. Open access to:-

CONSERVATORY

3.84 X 3.47 (12'7" X 11'5")

A uPVC double glazed conservatory with continued laminate flooring, radiator, and access to the rear garden.

BEDROOM THREE

4.28 X 2.66 (14'1" X 8'9")

With window to front aspect, radiator, and electric in situ for a wall mounted tv.

BEDROOM FOUR

4.42 X 2.31 (14'6" X 7'7")

With window to front aspect, and radiator.

FAMILY BATHROOM

2.68 X 2.61 (8'10" X 8'7")

A fully tiled bathroom, fitted with a panelled bath, and shower enclosure having a thermostatic shower. Vanity unit with inset wash basin, and wc. Chrome towel radiator, and an obscure glazed window to side aspect.

FIRST FLOOR LANDING

With velux roof window, and white wood effect laminate floor.

BEDROOM ONE

4.14 X 3.98 (13'7" X 13'1")

With built-in wardrobes, two velux roof windows, and continued laminate flooring.

BEDROOM TWO

3.70 X 3.03 (12'2" X 9'11")

With window to front aspect, built-in wardrobes, and electric wall heater.

SHOWER ROOM

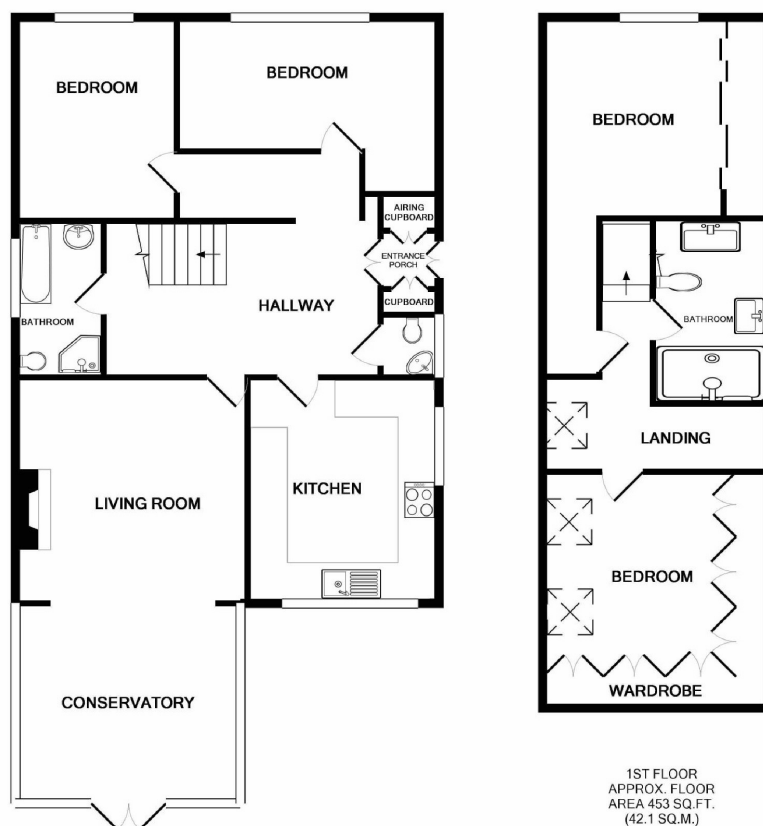
3.77 X 1.86 (12'4" X 6'1")

Fitted with a shower enclosure having an electric shower, vanity drawer unit with inset wash basin, and wc. Two towel heaters, partly tiled walls, continued laminate flooring, and a velux roof window.

OUTSIDE

The front of the property is fully block paved allowing generous off road parking and leading down the side to the rear. A good sized private garden to the rear which is totally paved. Timber shed to the rear.



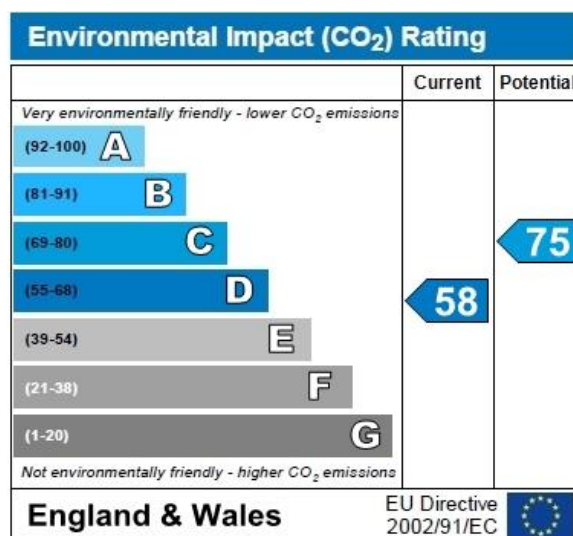
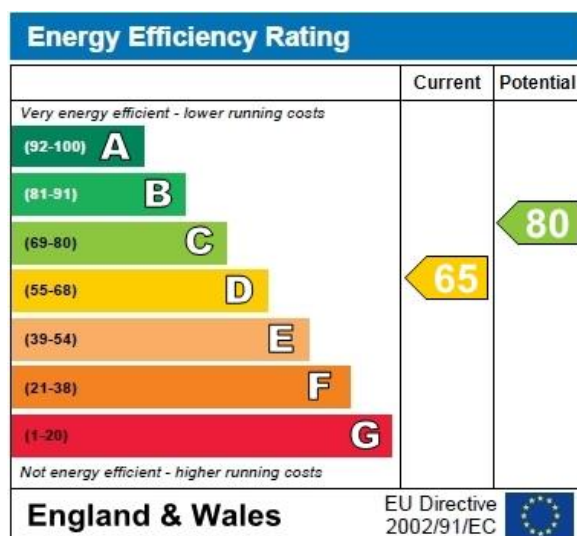


GROUND FLOOR
APPROX. FLOOR
AREA 850 SQ.FT.
(79.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1303 SQ.FT. (121.0 SQ.M.)

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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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.

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