

# MARTIN MASLIN

186 LOVETT STREET  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 7EA



A well presented mid terraced house offering a good sized family accommodation, enjoying a secure south west facing garden. Ideally placed just off Freeston Street within walking distance of Grant Thorold park and local shops and amenities. The property benefits from a gas central heating system and uPVC double glazing. Perfect for a first time buyer or investor with laminate floors, fashionable decor and offered with no chain. Accommodation includes an Entrance Hallway with staircase to the first floor, a pleasant bay fronted Sitting Room, spacious Dining Room open plan to the Kitchen and a Rear Lobby leading to the ground floor Bathroom. Upstairs are three generous Bedrooms, the smallest measuring 11'6" x 8'0". A great opportunity not to be missed. EPC rated E.

£92,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## ENTRANCE

A uPVC double glazed front door gives direct access into the hallway.

## HALLWAY

Featuring a fashionable laminate floor, with radiator and staircase to the first floor.

## SITTING ROOM

**3.96m (13'0") into bay x 2.97m (9'9")**

A pleasant front Sitting Room with a deep uPVC bay window. Fashionably decorated in a pastel colour schemes with pelmet concealed lighting, an open fireplace recess and fashionable laminate floor.

## DINING ROOM

**3.91m (12'10") x 3.12m (10'3")**

Open plan to the main Kitchen, a spacious room with an attractive fireplace, radiator and a useful understairs storage cupboard. It has a fashionable laminate floor and a uPVC double glazed rear window.

## KITCHEN

**3.89m (12'9") x 2.44m (8'0")**

Open plan to the Dining Area fitted with a range of white base and wall mounted units. Contrasting composite worktops incorporate a stainless steel sink with taps and matching upstands. There is space for a slot in gas cooker with an overhead extractor fan and undercounter storage for a washing machine and tumble dryer. The Kitchen has a panelled ceiling with recessed lighting, uPVC double glazed side window and a fashionable grey laminate floor flowing through into the Lobby.

## REAR LOBBY

**2.57m (8'5") x 0.81m (2'8")**

With room for a fridge freezer and a double glazed exterior door to the garden.

## BATHROOM

**2.26m (7'5") x 1.68m (5'6")**

Fully tiled with a white suite comprising low flush w.c, wash handbasin and shower cubicle with thermostatic unit. It has a radiator, panelled ceiling with recessed lighting and a uPVC double glazed rear window.

## FIRST FLOOR LANDING

With a spelled balustrade . All rooms lead directly as follows.

## BEDROOM ONE

**4.04m (13'3") x 3.07m (10'1")**

A good sized double Bedroom with fashionable laminate floor, radiator and uPVC double glazed front window.



HALLWAY



SITTING ROOM



DINING ROOM



DINING ROOM



## BEDROOM TWO

3.91m (12'10") x 2.39m (7'10")

A good sized second bedroom with a radiator and double glazed window overlooking the rear garden.

## BEDROOM 3

3.51m (11'6") x 2.44m (8'0")

With a built in storage cupboard, radiator and a uPVC double glazed rear window.

## OUTSIDE

The property has a paved front garden set behind a brick wall boundary, whilst the rear garden enjoys a westly facing aspect ideal for the summer months. A good size secure garden designed for low maintenance with a raised gravelled bed and split level decked patio area, ideal for entertaining.

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal logic max combi c24 combination central heating boiler located in the Kitchen cupboard. The property has the benefit from uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band A. The tenure is Freehold subject to solicitors verification.

## VIEWINGS

Strictly via appointment through the Agents on Grimsby 311000. A walkthrough video with commentary can be seen on Rightmove and our Martin Maslin website.

## LOCATION AND AMENITIES

Lovett Street is situated just off Brereton Avenue within walking distance of local shops and amenities.



KITCHEN



KITCHEN



KITCHEN

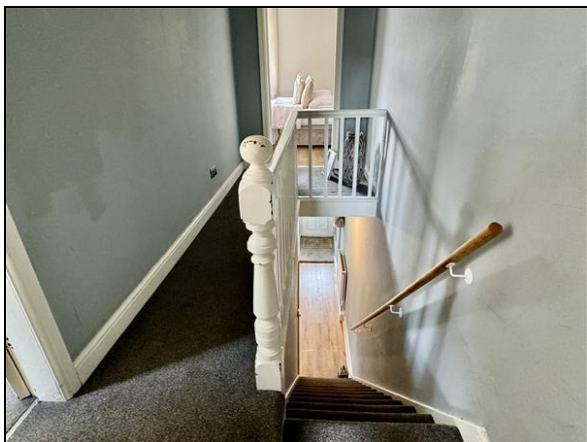


BATHROOM



BATHROOM





FIRST FLOOR LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM TWO



OUTSIDE



OUTSIDE

**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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