



Affitto Estate Agents are proud to present this impressive FOUR BEDROOM DETACHED house located in a desirable location of Cleethorpes just off St. Peter's Avenue and a short walk away from the beach.

Situated on an outstanding sized plot, this property boasts off-road parking for up to four vehicles, a garage, and an extensive southerly rear garden. With the added comforts of gas central heating with a Hive Thermostat and UPVC double glazing, this home is as practical as it is elegant.

Upon entering the ground floor, you'll find an inviting entrance hall, a convenient WC with a low flush WC and washbasin.

The lounge has a cosy feel about it with an open fire and window seat in the bay, the relaxing sitting room leads into the spacious dining room.

The open-plan kitchen features a range of wall and base cabinets and an Island. The appliances are intergrated in the kitchen and this includes an oven, grill and microwave. The gas hob is on the island, alongside integrated appliances such as a fridge, freezer, and dishwasher. It also has large patio doors leading into the garden. This room lets a lot of light in which makes it nice and bright.

There is a versatile room downstairs, that could be used as a snug or a fourth bedroom, with a deluxe ensuite, this room also has French doors which leads to the rear garden.

Venturing to the first floor, a galleried landing provides access to the bedrooms and a modern family bathroom. The master bedroom, situated at the front of the property which consists of a window seat in the bay window, giving it a lovely warm feel.

The second double bedroom also consists of mirrored fitted wardrobes.

The third bedroom is of a single size which will fit a single bed in.

The family bathroom consists of a bath, with a over head power shower with a built in pump to increase the water pressure, wash basin and a W.C.

The integral garage is equipped with plumbing for a washing machine and space for a tumble dryer, this adds to the convenience of daily life.

The rear garden is true gem of this property, meticulously maintained and generously sized. The large patio area, offers ample space for al-fresco dining and entertaining. Beyond, lies a lush lawn area which is low maintenance. There is also ample space for a greenhouse or Summerhouse to be erected, there are also electric sockets in the garden and and outside tap. There is low maintenance composite fencing around the garden also.

This garden is a sanctuary of natural beauty, relaxation and privacy.

This beautiful family home comprises of :

- * Entrance hall with a spindle staircase
- * Spacious through lounge/dining room
- * Spacious, bright and airy kitchen/family room
- * Versatile room downstairs, that could be used as a snug or a fourth bedroom with its own luxury En- Suite.
- * Landing
- * Three bedrooms
- * Deluxe bathroom
- * UPVC double glazing
- * Gas central heating, the boiler is two years old.
- * South facing rear garden which is fully enclosed with a patio and sun terrace area
- * Off-road parking for several cars and drive to integral garage

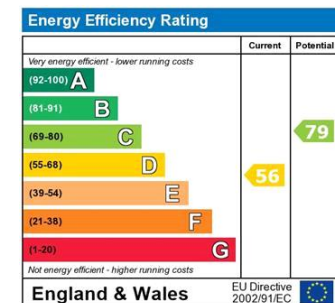
Call Affitto Estate Agents to arrange a viewing

Council Tax Band: C

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.