



2 Wendover Rise, Cleethorpes, DN35 8TS
£220,000

Key Features:

- Traditional Two Bedroom Semi Detached Home
- Short Walking Distance of the Seafront
- Spacious & Versatile Accommodation
- Bay Fronted Lounge
- Open Plan Kitchen & Sitting Room
- Separate Dining Room
- Two Double Bedrooms & Shower Room
- Generous Main Bedroom with En Suite
- Ground Floor Cloakroom/WC
- Landscaped Rear Garden, Driveway Parking

Situated in a popular residential area, this traditional two bedroom semi detached home offers spacious and versatile accommodation, presented to a high standard throughout. The property is within easy walking distance of the seafront, town centre and the many attractions of Cleethorpes.

A welcoming entrance hall leads to the ground floor cloakroom/WC and the bay fronted lounge, where a gas fireplace creates a cosy focal point. At the rear of the property, the open plan kitchen and sitting room provides a sociable heart to the home, with a log burning stove adding warmth and character. The modern kitchen is fitted with a large range of units and integrated appliances, including a built-in double oven, induction hob, fridge/freezer, washing machine and dishwasher. A separate dining room opens from the kitchen and leads out to the rear garden.

Upstairs, the generous main bedroom features an extensive range of bespoke wardrobes and a modern en suite bathroom including a large walk-in shower, bath and vanity unit. The second bedroom is also a comfortable double, alongside a separate shower room.

The landscaped rear garden is mainly paved with Indian sandstone, complemented by a small lawned area. A summer house/bar offers an ideal spot for entertaining, while the large store/workshop provides valuable storage and workspace. A raised terrace at the far end of the garden creates a further seating area. A driveway at the front provides off road parking.

With central Cleethorpes' shops, restaurants and amenities close by, and the seafront just a short stroll away, this is a well-positioned home with plenty to enjoy both inside and out.



LOUNGE

14'0" x 11'4" (4.29 x 3.46)

SITTING ROOM

15'1" x 10'8" (4.60 x 3.26)

KITCHEN

14'2" x 7'4" (4.34 x 2.24)

DINING ROOM

14'9" x 9'0" (4.50 x 2.76)

CLOAKROOM/WC

3'11" x 3'2" (1.21 x 0.97)

FIRST FLOOR**BEDROOM 1**

17'5" x 12'11" (5.32 x 3.95)

EN - SUITE

9'1" x 8'6" (2.78 x 2.61)

BEDROOM 2

11'3" x 10'11" (3.45 x 3.35)

SHOWER ROOM

6'0" x 5'6" (1.85 x 1.70)

TENURE

FREEHOLD

COUNCIL TAX BAND B

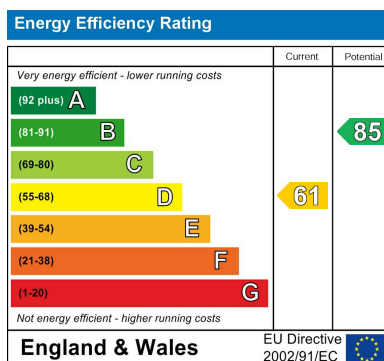




TOTAL FLOOR AREA : 1358 sq.ft. (126.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above 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

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