



**30 Minshull Road, Cleethorpes, North East Lincolnshire, DN35 0DX**  
**£255,000**



## Key Features:

- Modernised Semi Detached Bungalow
- Highly Sought After Cleethorpes Location
- Spacious & Well Presented
- Three Bedrooms
- Bath/Shower Room
- South West Facing Rear Aspect
- Ample Off Road Parking
- Detached Garage

A superb opportunity - a three bedroom semi detached bungalow offered for sale in this highly sought after residential area, situated close to local amenities on Hardy's Road, and a short distance from the seafront and town centre.

Presented to an excellent standard, the property has undergone a full scheme of modernisation in recent years, providing ready to move into accommodation, with ample parking, a detached brick garage, and south west facing rear garden.

Featuring a spacious full width kitchen diner and open plan lounge to the rear, utility room, two front aspect double bedrooms, a third bedroom, and bathroom with separate bath and shower. **EARLY VIEWING ADVISED.**





### ENTRANCE HALLWAY

Accessed via the side of the property, an L-shaped entrance hall, with wood effect laminate flooring, loft access, and security alarm panel.

### LOUNGE

15'11" x 11'2" (4.86 x 3.42)

Spacious sitting room to the rear, being open plan to:-

### KITCHEN/ DINER

21'5" x 8'9" (6.53 x 2.68)

Fitted with a range of modern shaker style units, and contrasting work surfaces incorporating a breakfast bar. Appliances include a built-in oven/microwave, ceramic hob, brand new integrated dishwasher and fridge/freezer. Resin sink/drain. Side and rear aspect windows. Dining area with French doors opening onto the rear patio.

### UTILITY

10'4" x 7'6" (3.16 x 2.31)

Providing plumbing for a washing machine, dryer space, and fitted base storage unit. Wall mounted gas central heating boiler. Access to the side of the property.

### BEDROOM 1

11'8" x 10'6" (3.57 x 3.21)

To front aspect.

### BEDROOM 2

11'4" x 10'4" (3.47 x 3.17)

A second double bedroom to front aspect.

### BEDROOM 3/STUDY

7'5" x 7'5" (2.27 x 2.27)

A versatile room, or single bedroom if required.

### BATHROOM

10'4" x 5'3" (3.16 x 1.62)

Featuring a large shower enclosure, panelled bath, vanity sink unit and wc. Heated towel rail. Opaque window to side aspect.

### OUTSIDE

Set in immaculately maintained gardens, the property is approached by a spacious block paved driveway providing off road parking for two/three vehicles, and front lawn with planted border. The driveway continues through double gates in turn to the detached brick garage (with electric, and up and over door). Surrounded by further bungalows the rear garden enjoys excellent privacy, being mainly laid to lawn with an Indian sandstone paved patio.

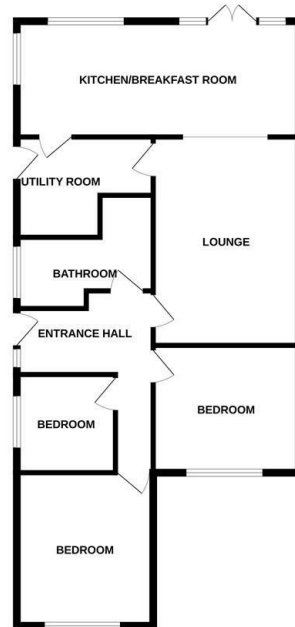
### COUNCIL TAX BAND

B

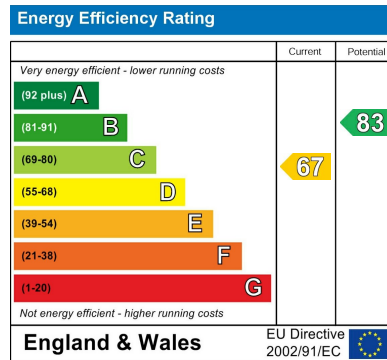
### TENURE

Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and any other areas 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagen 02/04



## 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

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