



**3 Fairway Court, Cleethorpes, North East Lincolnshire, DN35 0NN**  
**£255,000**

## Key Features:

- Three Bedroom Detached Bungalow
- Sought After Residential Location
- Close To Cleethorpes Seafront & Golf Club
- Immaculately Presented
- Spacious Living Room
- Modern Shower Room
- Private Garden
- Detached Garage
- No Forward Chain

A superbly maintained three bedroom detached bungalow located in this highly popular residential area off North Sea Lane, conveniently close to Cleethorpes Golf Club and the seafront.

Immaculately presented throughout, the accommodation comprises:- a front entrance porch, spacious living room, kitchen diner, three bedrooms, and a modern shower room. Impeccably maintained lawned gardens to the front and rear, with driveway and detached garage. An excellent opportunity offered for sale with No Forward Chain...Viewing Highly Recommended.



### ENTRANCE PORCH

Front access to the property, with a built-in storage cupboard and feature York stone wall. Leading into:-

### LIVING ROOM

20'2" x 15'10" (6.17 x 4.85)

Measured at widest point

Sitting/dining room, with a wide front aspect window, further side window, and York stone fireplace incorporating an inset gas fire.

### INNER HALLWAY

With a built-in storage cupboard, and access to the loft via a drop down ladder (housing gas central heating boiler).

### KITCHEN DINER

15'11" x 11'7" (4.87 x 3.55 )

Measured at widest point

Fitted with a range of traditional cream units and work surfaces incorporating a resin sink. Including a built-in oven and gas hob, plumbing for a washing machine, breakfast bar, and space for further appliances. Side aspect window and access to the side of the property.

### BEDROOM 1

11'5" x 9'10" (3.49 x 3.02)

Double bedroom with a rear aspect window.

### BEDROOM 2

11'7" x 9'1" (3.55 x 2.77)

A second double bedroom to rear aspect.

### BEDROOM 3

8'0" x 7'10" (2.45 x 2.40)

With a side aspect window.

### SHOWER ROOM

8'2" x 6'11" (2.49 x 2.12)

A modern fitted shower room featuring a large walk-in shower, vanity sink unit, and concealed cistern wc. Tile effect wall panelling, heated towel rail, and an obscure glazed window.

### OUTSIDE

The property stands in beautifully maintained lawned gardens with well stocked borders. The rear is particularly private and features a central paved patio. Driveway and detached garage.

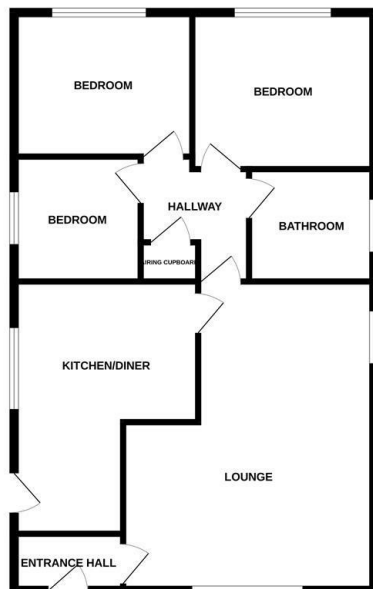
### COUNCIL TAX BAND

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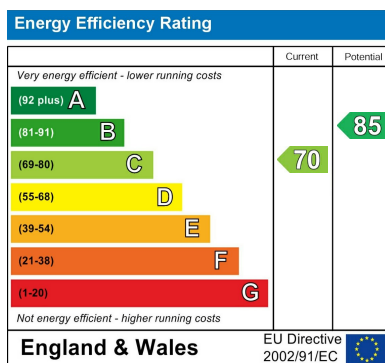
### TENURE

Freehold





While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox 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