



**29 Westport Road, Cleethorpes, North East Lincolnshire, DN35 0QF**  
**£220,000**

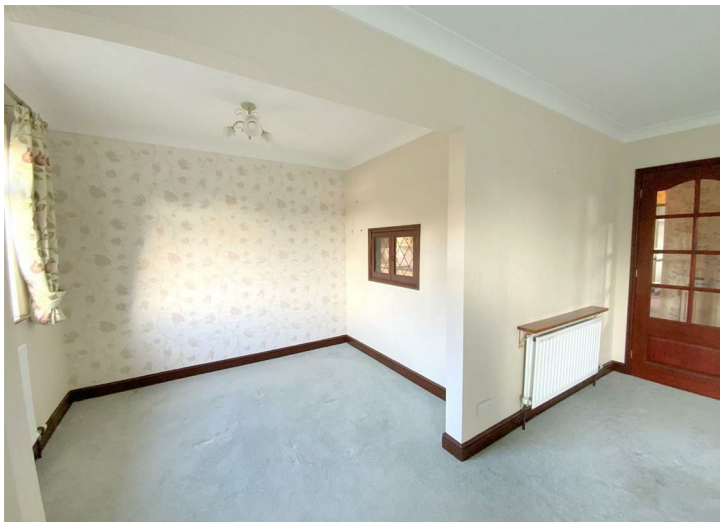


## Key Features:

- Spacious Two Bedroom Detached Bungalow
- Popular Residential Area
- Cleethorpes/Humberston Border
- Two Double Bedrooms & Large Shower Room
- Open Plan Lounge/Dining Room
- Ample Driveway Parking
- Integral Garage
- No Forward Chain

Located in this highly popular residential position off North Sea Lane, viewing is highly recommended of this spacious two bedroom detached bungalow. Ideally situated a short distance from the seafront, close to Cleethorpes Country Park and local amenities in nearby Humberston.

The accommodation includes:- entrance hall, a rear aspect lounge/dining room, kitchen, shower room, two double bedrooms, and a further versatile room ideal as a study or cloakroom. Externally the property stands with a low maintenance rear garden, and a block paved driveway which has access to the integral garage. Offered for sale with No Forward Chain.





## ENTRANCE HALL

Featuring French doors opening into the lounge. With loft access, and storage cupboard housing the modern 'Worcester' gas central heating boiler.

## LOUNGE

15'3" x 12'2" (4.66 x 3.71)

Having patio doors opening onto the rear garden, and small window to front driveway.

Open access to:-

## DINING AREA

9'0" x 7'1" (2.76 x 2.17)

With a rear aspect window and serving hatch.

## KITCHEN

13'10" x 15'9" (4.22 x 4.82)

'L' shaped measurements

Fitted with a large range of units, work tops incorporating a resin sink, built-in oven, electric hob with extractor over, plumbing for a washing machine and space for further appliances. Two side aspect windows, and rear entrance door.

## BEDROOM 1

13'5" x 10'4" (4.09 x 3.16)

To front aspect, with fitted wardrobes/storage.

## BEDROOM 2

10'11" x 9'4" (3.33 x 2.86)

To front aspect, with fitted wardrobe.

## SHOWER ROOM

8'10" x 8'0" (2.70 x 2.46)

Comprising a large walk-in shower, and fitted storage incorporating twin wash basins and a wc.

## STUDY/CLOAKROOM

7'8" x 5'4" (2.34 x 1.63)

A versatile room, ideal as a study, cloakroom or store. With a side aspect window.

## OUTSIDE

The property is approached by a block paved driveway providing off road parking for two vehicles and access to the integral garage. Gated access at both sides leads to the rear garden being mainly paved with a small area of lawn.

## COUNCIL TAX BAND

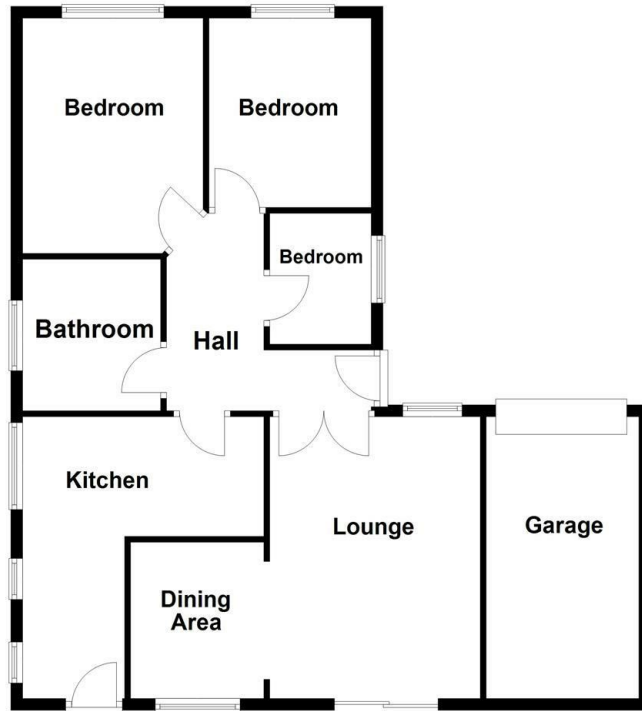
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## TENURE

Freehold



**Ground Floor**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**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

