



## Itterby Crescent, Cleethorpes, DN35 9QL

Offers In Region Of £200,000

3 1

This three bedroom semi-detached bungalow has a high quality fitted kitchen, excellent fitted wardrobes to bedroom 1 and has a 21ft sun room which spans the full rear of the property. It is located in this popular crescent, convenient for bus routes, Pennells Garden Centre, Tesco Superstore, and array of local shops and, of course, Cleethorpes Beach is only 1.5 miles away.

The bungalow has a bright hallway which leads to a spacious living room, high quality kitchen, 21ft sun room, three bedrooms and a bathroom. It is gas centrally heated and has double glazing. There is lawn to the front and rear gardens, as well as a driveway to the front and side which leads to the single garage. The rear garden is westerly facing and is nicely private.

**Viewing will reveal a lovely bungalow,**

- 21ft Sun Room Extension
- High Quality Fitted Kitchen
- Three Bedrooms
- Excellent Fitted Wardrobes in Bedroom 1
- Excellent Location
- Semi-Detached Bungalow

You can also find me on my social media channels:



01472 400 070 - Grimsby & Cleethorpes  
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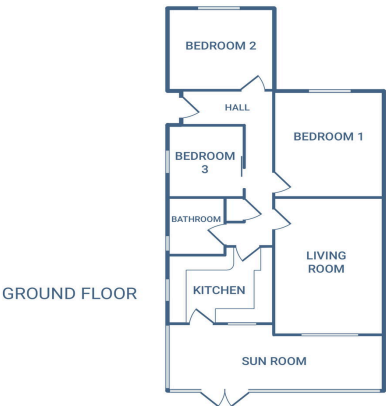
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Floor Area: sq. ft.      Tenure: Freehold      Service Charge: £ per annum      Ground Rent: £ per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
	70	84
England & Wales		
EU Directive 2002/91/EC		



This floor plan is not drawn to scale. It is for guidance purposes only and should not be relied upon to accurately reflect the property dimensions

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