



45 Fillingham Crescent Cleethorpes, Lincolnshire DN35 0JF

A deceptively spacious TWO BEDROOM SEMI DETACHED BUNGALOW, located in this very popular residential area close to Chichester Road and the beach. The property has been extended over the years and now includes: Entrance hall, good sized lounge which opens into a dining area, sun room and a spacious kitchen/breakfast room, two bedrooms and a bathroom/wc. Gas central heating system (new boiler 2022). Double glazing. Detached brick garage. Front and rear gardens. NO FORWARD CHAIN.

£229,950

- GREAT LOCATION
- LOUNGE/DINING ROOM
- SUN ROOM
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- BRICK GARAGE
- NO CHAIN



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

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ENTRANCE HALL

This L shaped side entrance hall is approached via a double glazed entrance door and has coving to ceiling, fitted dado rail and radiator. Cupboard which houses the almost new gas fired boiler.

LOUNGE (FRONT)

19'2" x 11'5" (5.85 x 3.50)

Having a double glazed window to the front elevation, coving to ceiling, fitted dado rail and two radiators. The focal point of this room is the Minster style fire surround inset with an electric fire. Open archway leads into the:-



DINING ROOM

8'10" x 11'7" (2.70 x 3.54)

With double glazed patio doors leading into the sun room, radiator, coving to ceiling and fitted dado rail.



KITCHEN/BREAKFAST ROOM

16'6" x 11'7" (5.05 x 3.55)

Fitted with a range of base and wall cupboards including a glass display cabinet and incorporating an electric hob with an extractor chimney above and an electric oven. The complementary work surfaces are inset with a white resin sink unit and has space beneath for washing machine etc. Three double glazed windows and door. Radiator. Tiled flooring. Inset spot lights to ceiling. Space for breakfast table and chairs. Open archway leads into the sun room.



KITCHEN/BREAKFAST ROOM

Additional photo



SUN ROOM

13'2" x 9'10" (4.03 x 3)

This additional reception room has double glazed french doors with matching side lights which has views over the rear garden. Tiled flooring. Inset spot lights to ceiling.



BEDROOM 1 (FRONT)

11'6" x 11'1" (3.51 x 3.4)

Double glazed window to the front elevation, coving to ceiling and radiator.



BEDROOM 2 (SIDE)

9'10" x 7'10" (3 x 2.41)

Double glazed window. Radiator. Coving to ceiling. Fitted wardrobe cupboards.

BATHROOM/WC

Having a suite in white comprising a panelled bath with shower above, a pedestal wash hand basin and a low flush wc. Extensively tiled walls. Tiled flooring. Radiator. Double glazed window.



OUTSIDE

DETACHED BRICK GARAGE

17'7" x 9'2" (5.37 x 2.80)

Up and over door to the front, light and power. Personal door to the side.

THE GARDENS

The property stands in both front and rear gardens, the fore garden is set behind a small brick walls and is mainly lawned with well stocked borders. A block paved driveway leads through high wrought iron gates to the garage at the rear. The enclosed rear garden is again lawned with established borders.



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

Council Tax Band B

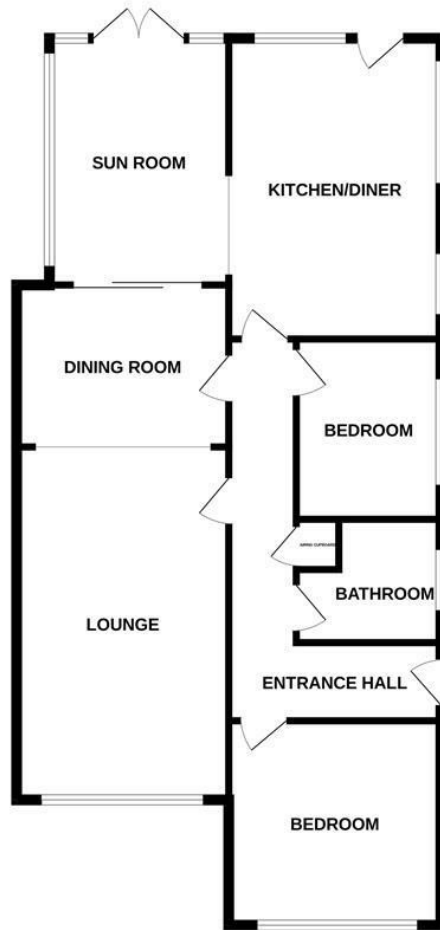
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

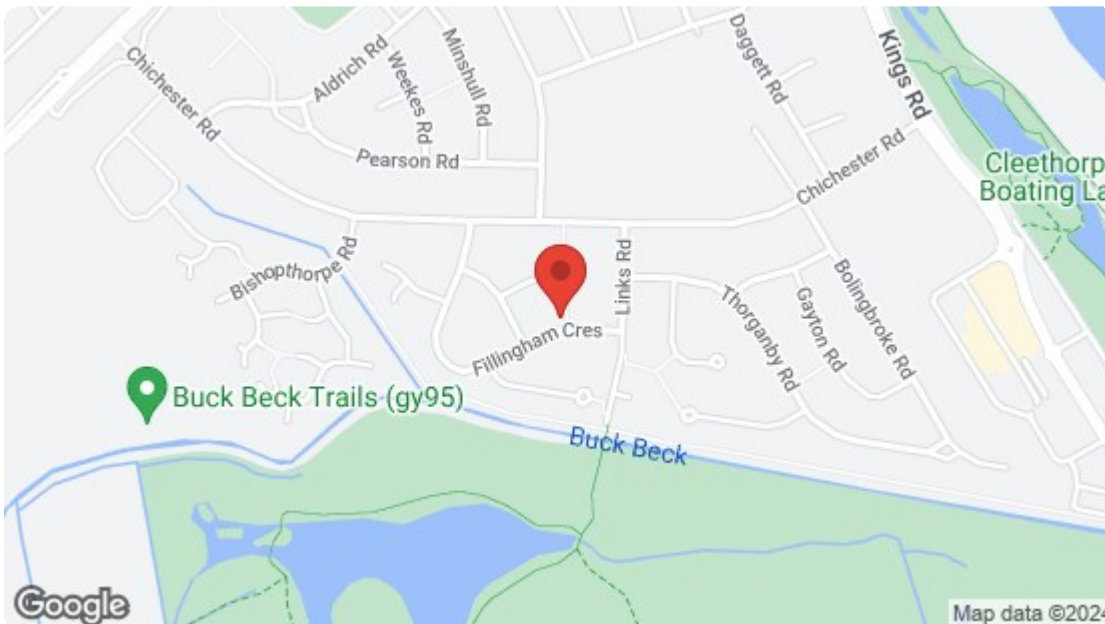
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		65	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.