



9 Park Lane Cleethorpes, North East Lincolnshire DN35 0PB

We are delighted to offer for sale with NO FORWARD CHAIN this THREE BEDROOM DETACHED BUNGALOW which stands in a prominent position within the very popular Country Park Development, situated on the boundary of Cleethorpes and Humberston close to all local amenities and a short distance to Cleethorpes seafront. Offering well planned accommodation which includes: Large Entrance hall, lounge, dining room, dining kitchen, utility room, cloaks/wc, three good sized bedrooms one having en suite shower room and family bathroom. Gas central heating system. Double glazing. Double garage. Front garden with driveway providing parking for several vehicles and private rear garden. Offered for sale with No Forward Chain.

Chain Free £399,950

- DETACHED BUNGALOW
- CLEETHORPES COUNTRY PARK LOCATION
- KITCHEN DINER
- DINING ROOM
- LOUNGE
- UTILITY ROOM
- THREE BEDROOMS
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- PRIVATE REAR GARDEN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a uPVC glazed door into the entrance hallway.

HALLWAY

The larger than average hallway has carpeted flooring, coved ceiling, three radiators and airing cupboard. Access to the garage via a connecting door.



DINING ROOM

15'10" x 9'11" (4.84 x 3.04)

uPVC double glazed window to the side aspect, coved ceiling, dado, carpeted flooring and radiator.



KITCHEN DINER

11'5" x 10'5" (3.48 x 3.19)

Benefiting from a range of wood front wall and base units with contrasting work surfaces and tiled splashbacks. Incorporating a composite sink and drainer, gas hob with extractor hood above, one and a half electric fan assisted oven and integrated fridge. Finished with coved ceiling, down lights, tiled flooring, radiator. uPVC double glazed window over looking the private garden.



UTILITY ROOM

2.45 x 1.50

Having a uPVC double glazed window to the side aspect and rear uPVC glazed door leading to the garden. A range of built in units with contrasting work surfaces, stainless steel sink and drainer. Plumbing for an automatic washing and dishwasher. Radiator. Wall mounted boiler. Finished tiled flooring, coved ceiling, downlights and radiator.



CLOAKS/WC

4'11" x 3'0" (1.52 x 0.92)

Benefiting from a low flush wc and small hand wash basin. Part tiled walls, tiled floor, radiator and a uPVC double glazed window to the side aspect.



LOUNGE

17'4" x 14'0" (5.30 x 4.27)

The lounge has a walk in bay area with uPVC double glazed windows and French doors leading to the garden. Coved ceiling, carpeted flooring, dado rail and radiator. The main focal point is the marble fireplace with hearth and inset electric fire.



LOUNGE

Additional Photograph



LOUNGE

Additional Photograph



BEDROOM ONE

13'8" x 11'11" (4.19 x 3.65)

Having a uPVC double glazed window to the rear and benefitting from a range of built in wardrobes with matching drawers and bedside cabinets. Coved ceiling, carpeted flooring, radiator and door leading to the en suite shower room.



BEDROOM ONE

Additional Photograph



EN SUITE SHOWER

7'8" x 5'8" (2.34 x 1.75)

Benefitting from a three piece suite comprising of; Shower cubicle with glazed screens and mains fed shower, pedestal hand wash basin and low flush wc. Finished with part tiled walls, vinyl flooring, radiator and uPVC double glazed window to the side aspect.



BEDROOM TWO

11'8" x 9'9" (3.57 x 2.99)

Having a uPVC double glazed window to the front aspect, coved ceiling, carpeted flooring and radiator.



BEDROOM THREE/STUDY

11'9" x 7'11" (3.59 x 2.43)

Presently used as a study the third bedroom has a uPVC double glazed window to the front aspect, coved ceiling, carpeted flooring and radiator. Loft access to the ceiling with ladder and partial boarding.



FAMILY BATHROOM

9'9" x 5'9" (2.98 x 1.76)

Benefitting from a three piece suite comprising of; Bath, pedestal hand wash basin and low flush wc. Part tiled walls, vinyl flooring, radiator and uPVC double glazed window to the rear aspect.



OUTSIDE

GARDENS

The property stands with a lawned garden to the front having hedge front boundary and fenced side boundaries with side wrought iron gates leading to the rear garden. Having mature planting and red brick driveway providing ample off road parking. The private rear garden has fenced boundaries and is mainly laid to lawn with mature shrubs and trees. Paved patio and paved pathways leading around the property. Timber shed.



GARDENS

Additional Photograph



GARDENS

Additional Photograph



GARDENS

Additional Photograph

GARDENS

Additional Photograph



GARAGE

16'0" x 15'11" (4.90 x 4.87)

Double garage with electric and lighting. One electric roller door and second roller door. Integral door to hallway.

COUNCIL TAX BAND

Council Tax Band D

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.

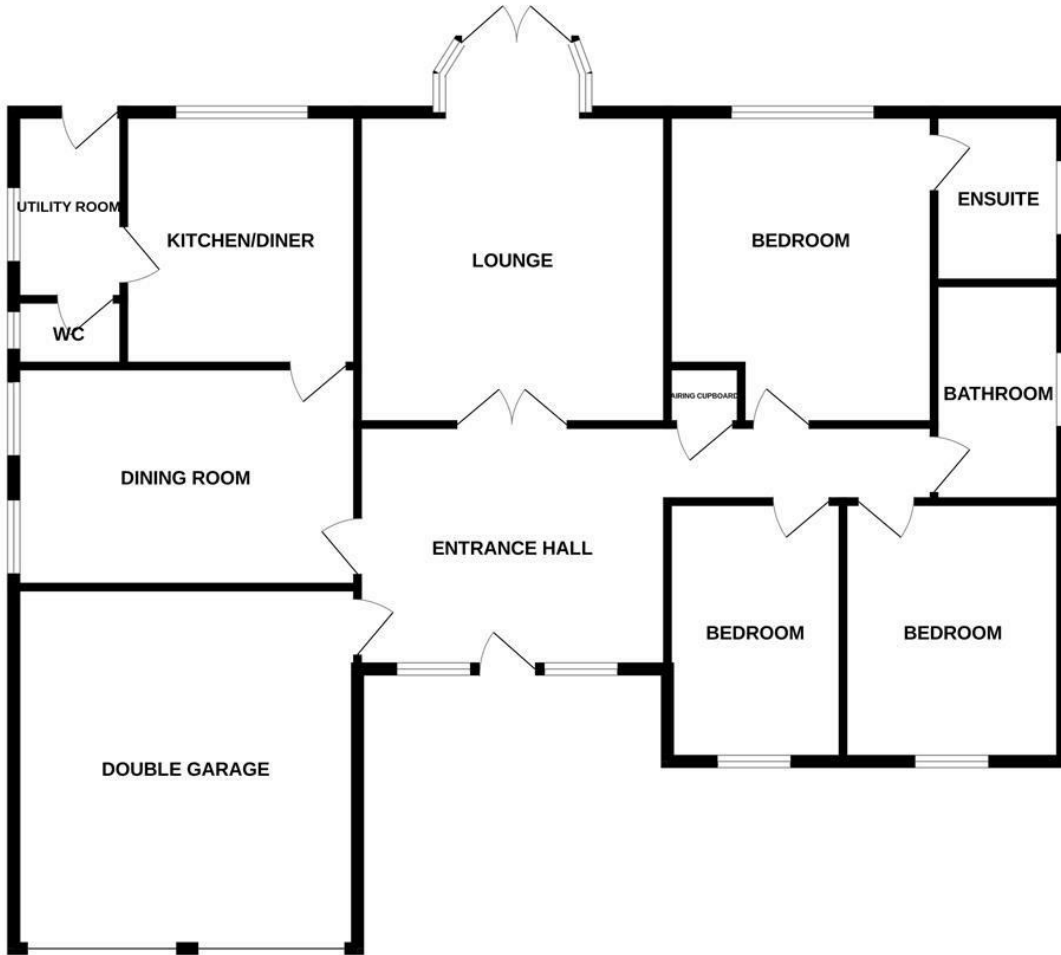
VIEWING ARRANGEMENTS

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

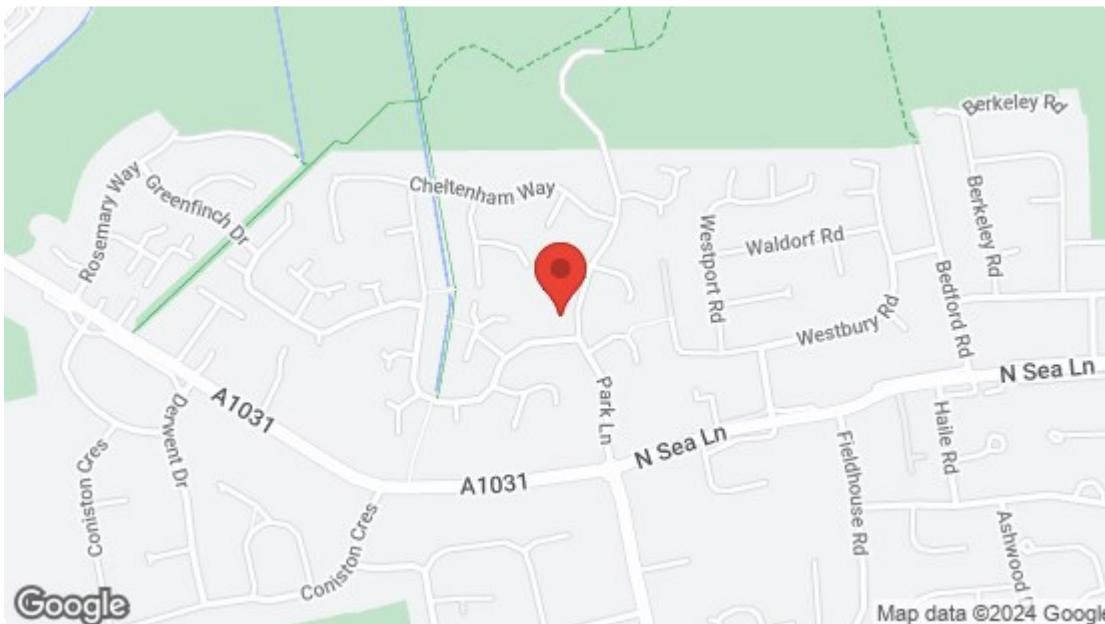
OPENING TIMES

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			83
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(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.