



## 5 Rymer Place Cleethorpes, North East Lincolnshire DN35 0EW

We are delighted to offer to you a unique opportunity to purchase this extended TWO BEDROOMED DETACHED BUNGALOW which has been well maintained and cared for by the current owners to provide a lovely family home. The property does now require a scheme of modernisation which would allow the prospective purchaser to create their ideal home. Situated in this extraordinarily popular and highly sought after cul de sac location in Cleethorpes within very close proximity to the sea front, the cricket club, not far from the Golf Club and Cleethorpes Town Centre. It is also within the ever popular, Signhills School Catchment area. The property offers uPVC double glazing and gas central heating and the accommodation comprises of a wider than average reception hallway with original parquet flooring, kitchen diner with rear sitting room, two double bedrooms, shower room and handy utility/workshop. The bungalow sits within 1/3 acre with a large driveway to the front providing ample off-road parking and leading to the garage. The private westerly facing rear garden is a gardener's dream, with various patios, lawn, fish pond, summer house, timber shed, greenhouse. Mature planting and gardener's toilet. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £425,000**

- RARE OPPORTUNITY
- DETACHED BUNGALOW
- IN NEED OF MODERNISATION
- TWO RECEPTION LOUNGES
- KITCHEN DINER
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- 1/4 ACRE REAR GARDEN
- GARAGE WORKSHOP
- NO FORWARD CHAIN



## 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.

## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### ENTRANCE

Accessed via a half glazed uPVC door with side light panels into the entrance porch area and on to the internal glazed wooden door with side light windows.

### RECEPTION HALLWAY

12'2" x 7'10" (3.73 x 2.41)

The larger than average reception hall way offers original parquet flooring, covered ceiling, plate rack, built in storage cupboard and radiator.



### HALLWAY

Additional Photograph



### LOUNGE

18'10" x 11'10" (5.75 x 3.62)

Having a uPVC double glazed bay window to the front aspect with two side uPVC window creating ample natural light for this pleasant lounge. Finished with covered ceiling, carpeted flooring and radiator with the main focal point is the ornate fireplace with white wood surround, tiled hearth and back and inset gas fire.



### LOUNGE

Additional Photograph



## LOUNGE

Additional Photograph



## KITCHEN DINER

14'8" x 8'4" (4.48 x 2.56)

Benefitting from a range of wood effect wall and base units with contrasting worksurfaces and tiled backs. Incorporating a composite sink and drainer, dishwasher, fridge, washing machine, microwave and one and a half electric fan assisted oven with electric hob. Finished with tiled flooring, uPVC double glazed window to the side and open arch to the rear sitting room.



## KITCHEN DINER

Additional Photograph



## KITCHEN DINER

Additional Photograph



## REAR SITTING ROOM

15'7" x 11'8" (4.77 x 3.58)

The bright and airy rear sitting room offers great potential with uPVC double glazed patio doors leading to the beautiful garden and two side uPVC double glazed windows. Finished with carpeted flooring and radiator. Wood door leading to the utility/workshop.



## REAR SITTING ROOM

Additional Photograph

## BEDROOM ONE

13'4" x 11'4" (4.08 x 3.46)

To the front of the property with a uPVC double glazed window, carpeted flooring, radiator and built in wardrobes with matching dressing table.



## BEDROOM TWO

11'11" x 9'11" (3.65 x 3.03)

The second double bedroom is to the rear of the property with built in wardrobes and matching drawers. Carpeted flooring, radiator and uPVC double glazed window.





### **SHOWER ROOM**

8'4" x 4'10" (2.56 x 1.49)

The shower room benefits from a white three piece suite comprising of; Walk in shower with glazed screen, hand wash basin with vanity unit beneath and low flush wc. Full tiling to the walls, vinyl flooring, heated towel rail and uPVC double glazed window to the rear. Loft access to the ceiling with pull down ladder.



### **UTILITY/WORKSHOP**

12'0" x 9'11" (3.67 x 3.04)

Having dual access entrance doors and windows, fitted with a range of built in storage units, tumble dryer and sink. Internal door to the garage.



### **GARAGE**

16'6" x 8'2" (5.03 x 2.50)

Having up and over door and side access door fitted with eclectic and lighting.

### **OUTSIDE**

#### **GARDENS**

The property sits with 1/3 acre with walled and fenced boundaries, large driveway for off road parking leading to the garage. There is a feature lawn to the front with mature planting to the borders. The private westerly facing rear garden offers a garden's dream with its vast lawns, mature trees, patios and fish pond. there is a summer house which has electric and lighting, a greenhouse and timber shed and not forgetting the gardeners toilet. A true hidden gem of a garden.



#### **GARDENS**

Additional Photograph



**GARDENS**

Additional Photograph



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Additional Photograph



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Additional Photograph



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Additional Photograph





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Additional Photograph



**GARDENS**

Additional Photograph



**GARDENS**

Additional Photograph



**GARDENS**

Additional Photograph



## **GARDENS**

Additional Photograph



## **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**

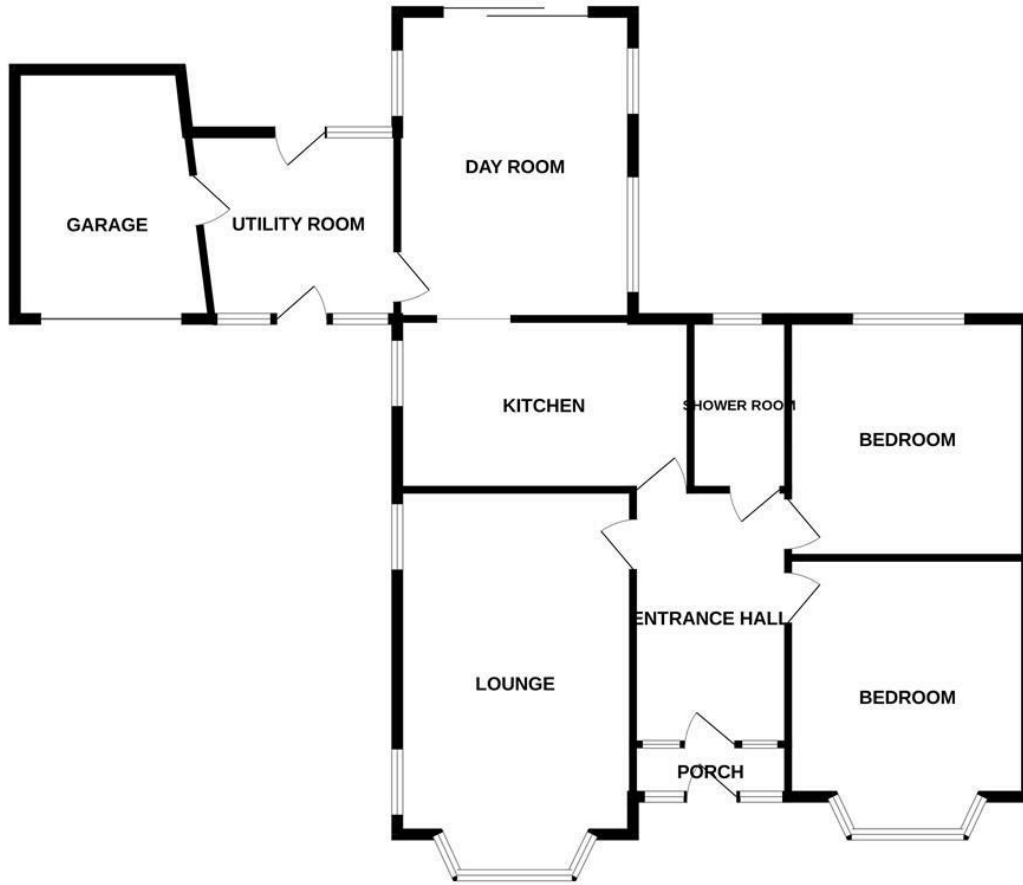
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## **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) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.