



18 Cottesmore Road Cleethorpes, North East Lincolnshire DN35 0RY

Located close to Taylors Avenue with its excellent local shopping, Tesco and bus services is this SPACIOUS DETACHED THREE BEDROOM BUNGALOW standing in SOUTH FACING GARDENS. The bungalow is being sold with no forward chain with accommodation including: Entrance hall, cloaks/wc, excellent sized lounge/dining room, fitted kitchen with integrated appliances, three bedrooms and a shower room/wc. Gas central heating system. Double glazing. Semi detached brick garage. Open front garden with enclosed good sized rear garden.

£269,000

- DETACHED THREE BEDROOM BUNGALOW
- GOOD SIZED LOUNGE/DINING ROOM
- FITTED KITCHEN
- SHOWER ROOM/WC
- SEMI DETACHED BRICK GARAGE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- LARGE SOUTH FACING GARDEN
- POPULAR DEVELOPMENT
- NO CHAIN



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

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ENTRANCE HALL

Approached via a uPVC door with double glazed side light. Laminate flooring and coving to ceiling. Radiator.



CLOAKS/WC

With a low flush wc and a wall mounted sink. Laminate flooring. Double glazed window.



LOUNGE/DINING ROOM

20'9" x 14'11" (6.35 x 4.56)

This spacious lounge/dining room has a double glazed bay window to the front elevation plus a double glazed window to the side elevation. Two radiators, coving to ceiling and laminate flooring. The focal point of the room is the modern fire surround inset with an electric fire.



LOUNGE/DINING ROOM

Additional photo



KITCHEN

12'11" x 8'10" (3.94 x 2.70)

Fitted with a range of modern base and wall cupboards incorporating an electric oven, gas hob with an extractor fan above plus an integrated fridge and freezer. A matching base cupboard has plumbing for an automatic washing machine. The contrasting work surfaces are inset with a stainless steel sink unit and has space beneath for washing machine. Wall mounted gas fired boiler. Tiled flooring. Double glazed window. uPVC door which opens onto the side driveway.



INNER HALL

BEDROOM 1

12'5" x 13'1" (3.79 x 4.01)

Fitted with an excellent range of floor to ceiling wardrobes, double glazed window to the front elevation and radiator. Coving to ceiling.



BEDROOM 1

Additional photo



BEDROOM 2 (REAR)

12'4" x 10'8" (3.77 x 3.27)

Double glazed window and french door which opens onto the rear garden, Radiator. Laminate flooring.



BEDROOM 3 (SIDE)

10'0" x 7'0" (3.07 x 2.15)

Double glazed window, radiator and laminate flooring



SHOWER ROOM/WC

7'6" x 5'6" (2.3 x 1.7)

Having a large walk in shower room having an electric shower and glass screen to the front, a pedestal wash hand basin and a low flush wc. Tiled floor and walls. Double glazed window. Radiator.



OUTSIDE



SEMI DETACHED BRICK GARAGE

16'6" x 10'7" (5.05 x 3.23)

Having an electric roller door to the front plus a personal door to the side. Light and power.

THE GARDENS

The property stands in both front and rear gardens, the open plan fore garden is gravelled for ease of maintenance, a concrete driveway leads through double gates to the excellent sized rear garden. The enclosed SOUTH FACING rear garden is lawned with raised borders which are situated close to the bungalow. To the left hand side of the property is wide enough with the necessary planning approval, dropped kerb and double gates to accommodate a second driveway.



SIDE GARDEN PHOTOGRAPH



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 - C

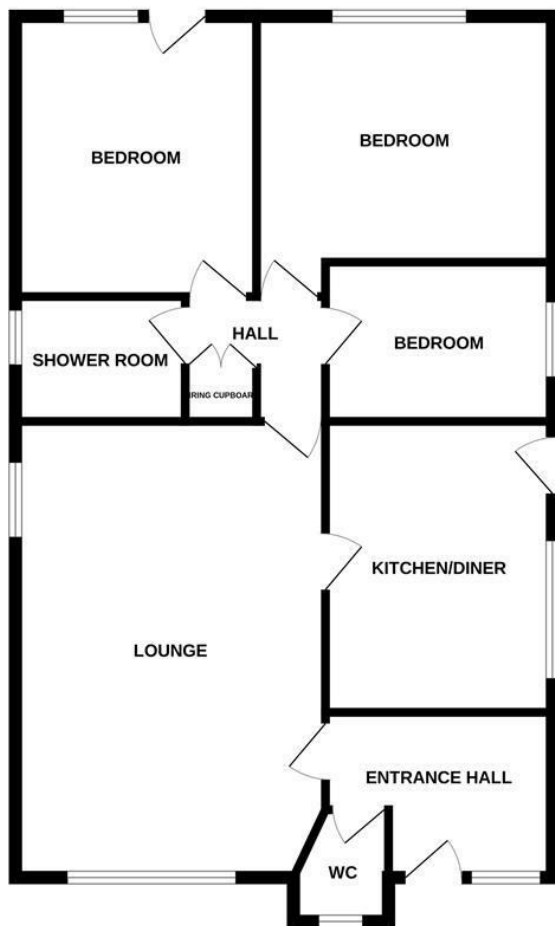
VIEWING ARRANGEMENTS

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

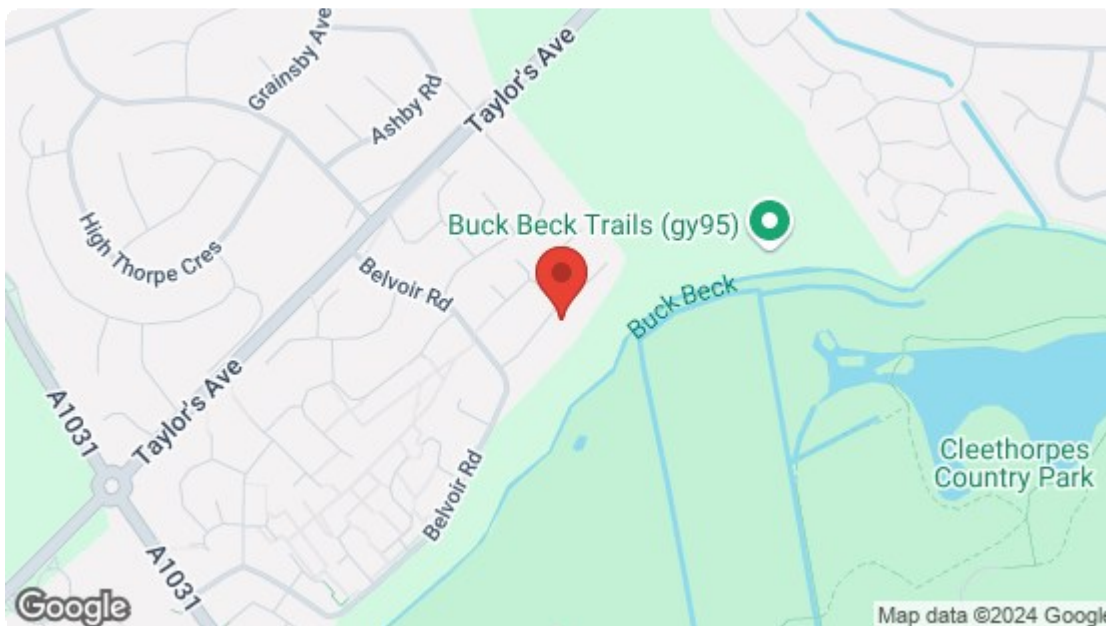
OPENING TIMES

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			
(55-68) D			
(39-54) E			
(21-38) F		68	
(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.