



## 14 Cridling Place Cleethorpes, North East Lincolnshire DN35 9ER

We are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW situated in a cul de sac just of Sandringham Road with in easy access of Cleethorpes Town centre and the promenade. The property benefits from gas central heating and uPVC double glazed with the accommodation comprising of; Entrance porch, hallway, lounge, kitchen diner, three/two bedroom the third can be used as a second sitting room and bathroom. The property sits back from the road behind a low walled boundary and has a beautifully maintained lawn garden, concrete walk way with double wooden gates leading to the rear garden which has paved patio, lawn and detached garage. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**£189,950**

- DETACHED BUNGALOW
- CLEETHORPES LOCATION
- KITCHEN DINER
- LOUNGE
- DINING AREA
- THREE BEDROOMS
- BATHROOM
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- WELL MAINTAINED GARDENS
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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### ENTRANCE

Accessed via a glazed uPVC door into the entrance porch.



### PORCH

Having carpeted flooring and uPVC double glazed window to the side aspect. Further fully glazed uPVC door leading into the hallway.

### KITCHEN DINER

13'10" x 9'6" (4.24 x 2.91)

The kitchen diner benefits from a range of wood fronted wall and base units with contrasting worksurfaces and tiled splashbacks and incorporates a composite sink and drainer, gas hob with extractor above, one and a half electric fan assisted oven and ample space for further appliances. Finished with coved ceiling, wood effect vinyl flooring, radiator, uPVC double glazed window to the rear and fully glazed uPVC door to the side aspect.



### KITCHEN DINER

Additional Photograph



### KITCHEN DINER

Additional Photograph





## DINING AREA

10'3" x 6'9" (3.13 x 2.08)

The dining area has coved ceiling, plate rack, carpeted flooring and uPVC double glazed window to the side aspect and is open to the lounge area.



## LOUNGE

14'7" x 10'4" (4.47 x 3.17)

Open from the dining area with a uPVC double glazed window to the front aspect and two further uPVC double glazed side windows. Finished with coved ceiling, feature beams to the ceiling, plate rack and carpeted flooring. with the main focal point being the feature fireplace with wood surround tiled hearth and back and coal effect gas fire.



## LOUNGE

Additional Photograph



### BEDROOM ONE

11'11" x 9'10" (3.65 x 3.01)

The largest of the three bedrooms is to the front of the property with a uPVC double glazed window, coved ceiling, carpeted flooring, radiator and wall to wall built in wardrobes.



### BEDROOM TWO

9'10" x 9'9" (3.00 x 2.99)

The second bedrooms has a uPVC double glazed window, coved ceiling, carpeted flooring and wall to wall built in wardrobes. Door leading to the third bedroom or rear sitting room.



### BEDROOM THREE/SITTING ROOM

12'5" x 9'1" (3.79 x 2.79)

To the rear of the property with uPVC double glazed French door with side light panels overlooking the rear garden. Finished with coved ceiling, carpeted flooring and gas fire.



### BATHROOM

5'11" x 5'6" (1.82 x 1.68)

Benefitting from a three piece suite comprising of; Bath with shower over, pedestal hand wash basin, low flush wc. Finished with part tiled walls, tiled flooring, radiator, storage cupboard housing the boiler and uPVC double glazed window to the rear.



### OUTSIDE

### **GARDENS**

The property stands in well maintained gardens the front having low walled boundaries with lawn and mature planting to the borders. Concrete pathway leading to double wooden gates which lead to the rear garden. The rear garden has walled and fenced boundaries with lawn, feature slate borders, paved patio and detached garage with up and over door.



### **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 & EPC RATING**

Council Tax Band - C

EPC -

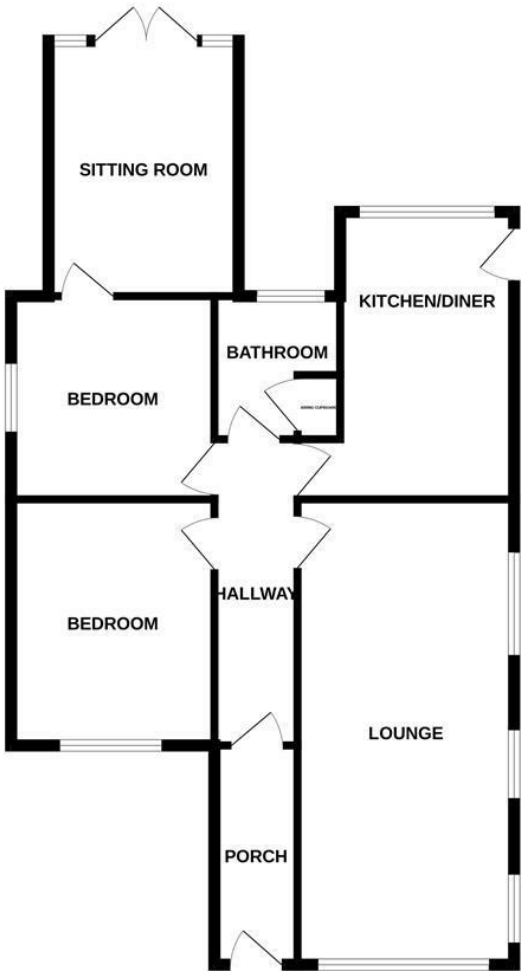
### **VIEWING ARRANGEMENTS**

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

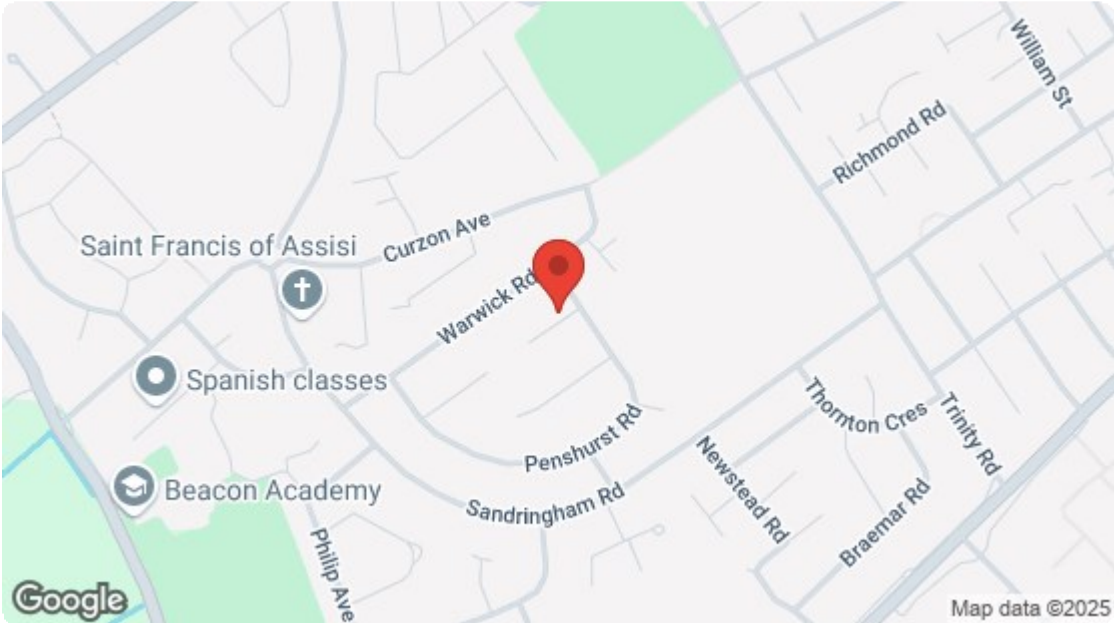
### **OPENING TIMES**

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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
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		
EU Directive 2002/91/EC		
England & Wales		

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 firms 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.