



## 25 Berkeley Road Cleethorpes, North East Lincolnshire DN35 0NU

We are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW Located on the south side of Cleethorpes close to the boundary of the village of Humberston is this spacious detached bungalow. Ideally placed for the excellent facilities of North Sea Lane and the lovely walks of the Country Park. The well presented accommodation includes: Entrance hall, lounge with patio doors opening onto the decked patio area and rear garden, extended well fitted kitchen/dining room, three bedrooms and bathroom/wc. Gas central heating and double glazed windows. Detached brick garage. Timber shed/Summer House. Large paved front garden ideal for off road parking with driveway, detached garage with electric door and west facing private rear garden.

- Detached Bungalow
- Lounge
- Extended Kitchen/Dining
- Three Bedrooms
- Bathroom
- Detached Brick Garage
- Gas Central Heating
- Double Glazing

**£245,000**





## DIRECTIONS

From North Sea Lane turn into Bedford Road, then right into Seaford Road and 1st left into Berkeley Road where no.25 can be found on the left hand side.

## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## ENTRANCE

Approached via a a double glazed entrance door with matching side light.



## HALL

Having newly fitted wood effect laminate flooring with, dado rail and radiator.



## LOUNGE

15'0" x 12'5" (4.57 x 3.79)

Having double glazed patio doors opening onto the rear garden and additional double glazed window to the side elevation. An attractive ornate fireplace with marble back and hearth and electric fire inset. Radiator, coving to ceiling.



## LOUNGE



## LOUNGE



## KITCHEN

18'8" x 7'9" (5.70 x 2.37)

Fitted with a good range of base and wall units in a white high gloss finish with contrasting work surfaces and stainless steel sink unit inset. Space for slot in cooker, fridge and plumbing for automatic washing machine. Having fully tiled walls and floor. Radiator and double glazed window to the side elevation. Open arch into the dining area. Wall mounted gas fired boiler.



## KITCHEN



## KITCHEN





## KITCHEN



## DINING AREA

8'11" x 7'11" (2.73 x 2.42)

The dining area is open from the kitchen having two double glazed windows overlooking the rear garden. Double glazed door to side.



## DINING AREA



## BEDROOM ONE

12'4" x 10'5" (3.77 x 3.18)

Having a double glazed window to the front elevation. Built in wardrobes with matching bed side cabinet. Carpeted flooring and radiator.



## BEDROOM TWO

8'6" x 8'0" (2.58 x 2.44)

Two built in double wardrobes. Having double glazed window to the side elevation. Wood effect laminate flooring and radiator.



## BEDROOM THREE

10'5" x 9'5" (3.17 x 2.88)

Having double glazed window to the side elevation. Carpeted flooring and radiator.



## BATHROOM

8'5" x 5'9" (2.57 x 1.76)

The family bathroom benefits from a white three piece suite comprising of; Corner bath with shower over and glazed screen, pedestal wash hand basin and low-flush wc. Ceramic tiling to walls. Wood effect LVT flooring, radiator and double glazed window to the side elevation.



## OUTSIDE

### DETACHED BRICK GARAGE

Having an electric up and over door and personal door the side elevation, power and lighting.

### GARDENS

The fore garden has a brick wall boundary with double open access and is red brick paved for low maintenance and provides off road parking for several vehicles and leads to the driveway, detached garage and private rear garden. The rear west facing garden is very private and is lawned with deep borders of shrubbery. Decked patio area ideal for outside entertaining. timber shed/Summer house.



## **GARDEN**



## **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

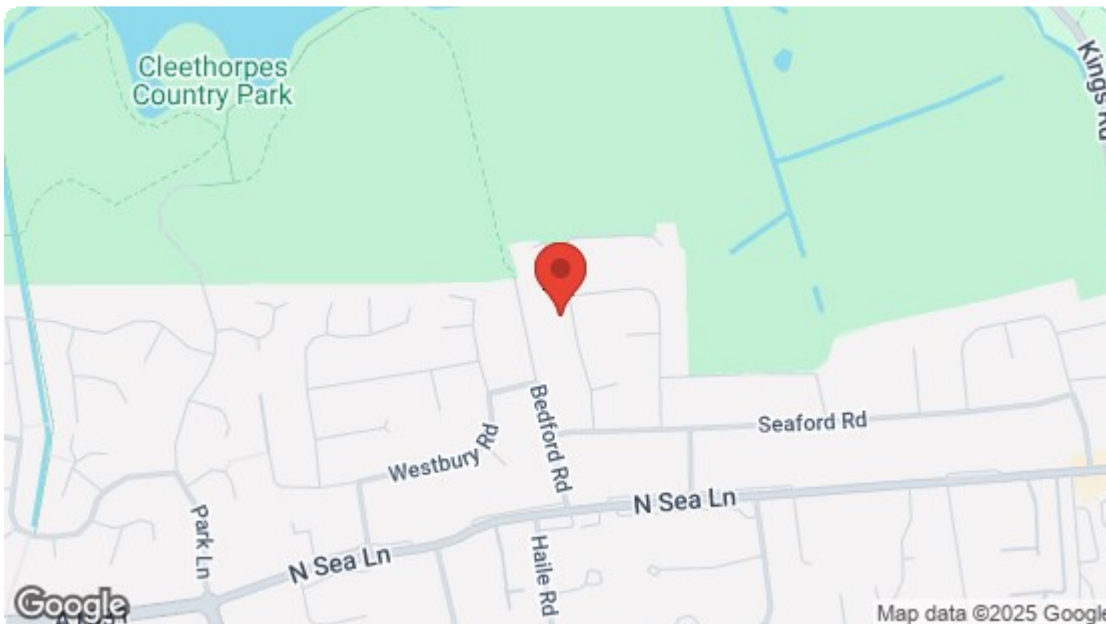
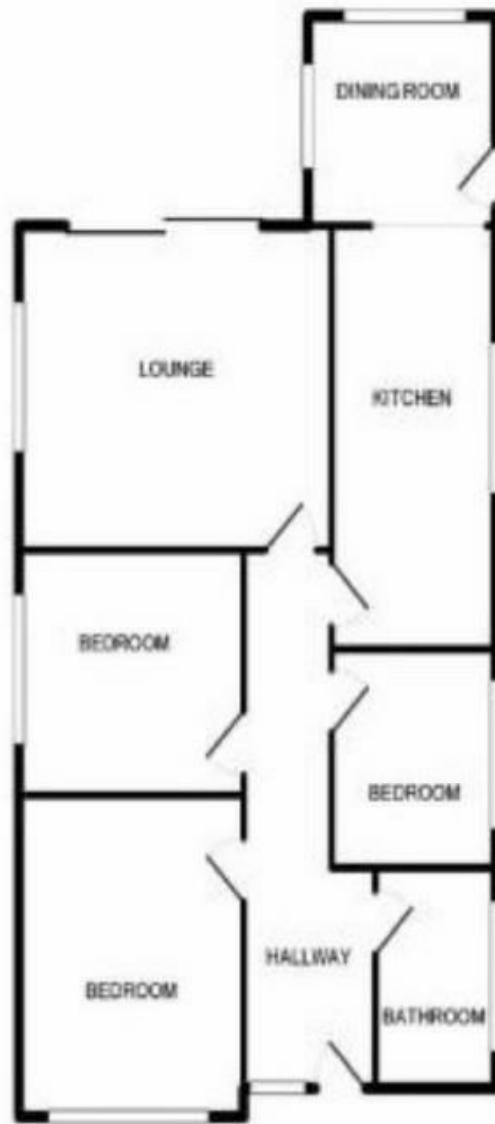
## **VIEWING ARRANGEMENTS**

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	64	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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 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.