



## 16 Brooklands Avenue Cleethorpes, North East Lincolnshire DN35 8QP

A superb opportunity to purchase this traditional THREE BEDROOM DETACHED BUNGALOW situated in this very desirable tree lined private avenue, a short stroll of the Seafront with all of its excellent facilities. Well presented throughout, the accommodation includes: Entrance porch, entrance hall, lounge with views over the Avenue, spacious fitted kitchen/dining room, lobby/snug area, utility room, main bedroom including a en suite bath/shower room and dressing room, plus two further bedrooms and a separate shower room/wc. Gas central heating system. Part double glazing. Front garden with off road parking plus an enclosed SOUTH FACING rear garden. The property is being sold with vacant possession and in the Agent's opinion an early viewing is strongly recommended

**£325,000**

- STUNNING LOCATION CLOSE TO THE BEACH
- DETACHED BUNGALOW
- LOUNGE
- DINING KITCHEN
- UTILITY & LOBBY/SNUG
- BEDROOM WITH EN SUITE BATHROOM AND DRESSING ROOM
- TWO FURTHER BEDROOMS
- SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM
- OFF ROAD PARKING & SOUTH FACING REAR GARDEN



## ACCOMMODATION

.

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

.

### ENTRANCE PORCH

The arched entrance porch having a solid wooden door leading into the:-

### ENTRANCE HALL

This welcoming entrance hall has a striking tiled floor, coving to ceiling, fitted Delft rack and radiator. The gas central heating boiler is located in the roof space.



### LOUNGE (FRONT)

14'0" x 12'9" (4.29 x 3.91)

With views over the Avenue, this cozy lounge has a bay window fitted with roman blinds, radiator, coving and rose to ceiling. The focal point of the room is the white painted fire surround inset with a cast iron grate and a living flame gas fire, standing on a black high gloss hearth.



### KITCHEN/DINING ROOM

11'9" x 19'0" (3.6 x 5.8)

This room is the heart of the bungalow and is fitted with a modern range of grey base and wall cupboards incorporating a built in electric oven, a gas hob with an extractor chimney above together with an integrated dishwasher, fridge and freezer. The contrasting work surfaces are inset with a sink and drainer and to complete the kitchen is a matching island unit/breakfast bar area. Complementary tiled splash backs. Quality flooring. Coving and inset spot lights to ceiling. Double glazed window to the kitchen area plus a walk in bay fitted with double glazed patio doors and windows which leads out onto the rear SOUTH FACING GARDEN.



### KITCHEN/DINING ROOM





## KITCHEN/DINING ROOM



## KITCHEN/DINING ROOM



## LOBBY/SNUG

11'9" x 4'11" (3.6 x 1.5)

This multi functional area could be used as a snug/home office and has double glazed french doors leading out onto the garden. Tiled flooring. Inset spot lights to ceiling. Radiator. Double glazed door leads to the side of the bungalow.



## LOBBY/SNUG



## UTILITY ROOM

5'10" x 5'10" (1.8 x 1.8)

Fitted with a single base unit having a work surface extending to house a washing machine, tumble dryer etc. beneath.

### **SHOWER ROOM/WC**

6'2" x 6'2" (1.9 x 1.9)

This contemporary styled shower room is fully tiled with a matching tiled floor and is fitted with a larger than average walk in shower area having a glass screen to the front and a rain fall shower head, together with a white high gloss vanity unit and a low flush wc. Heated chrome towel rail. Inset spot lights to ceiling. Double glazed window.



### **BEDROOM 1**

12'5" x 11'1" (3.81 x 3.40)

Bay window to the front elevation fitted with roman blinds, radiator together with coving and plaster rose to ceiling.



### **EN SUITE BATHROOM/WC**

8'6" x 6'6" (2.6 x 2m)

With a suite in white comprising a tiled panelled bath, vanity unit, a low flush wc and a corner shower cubicle having sliding doors to the front. Chrome towel rail. Tiled walls with matching tiled floor. Double glazed window.



### **EN SUITE BATHROOM/WC**



### DRESSING ROOM

5'10" x 6'7" (1.80 x 2.01)

This useful dressing room is fitted with a bank of floor to ceiling wardrobe cupboards which provides useful hanging space. Radiator. Double glazed window.



### BEDROOM 2

12'1" x 9'6" (3.7 x 2.9)

With sash window fitted with a roman blind to the rear elevation, coving and rose to ceiling and radiator.



### BEDROOM 3 (FRONT)

10'5" x 9'2" (3.2 x 2.8)

Having a multi glazed window to the front elevation, coving and rose to ceiling and radiator.



### OUTSIDE

As previously mentioned Brooklands Avenue is a private road with gated entrances from both Oxford Street and Segemere Street, this tree lined Avenue is one of the most desirable locations in central Cleethorpes as it is within easy access to the Beach and the shopping of St Peter's Avenue.

### THE GARDENS

No. 16 stands in both front and rear gardens, the fore garden stands partially behind a small brick wall and privet hedge with the remainder having a gravelled hardstanding for two cars. The enclosed SOUTH FACING rear garden includes an artificial lawn together with a raised decked patio area and a timber garden shed.



## THE GARDENS



## VIEW ALONG BROOKLANDS AVENUE



## TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold, although there is a small annual charge for the maintenance of the road. Confirmation / verification has been requested. Please consult us for further details.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC - C

## VIEWING ARRANGEMENTS

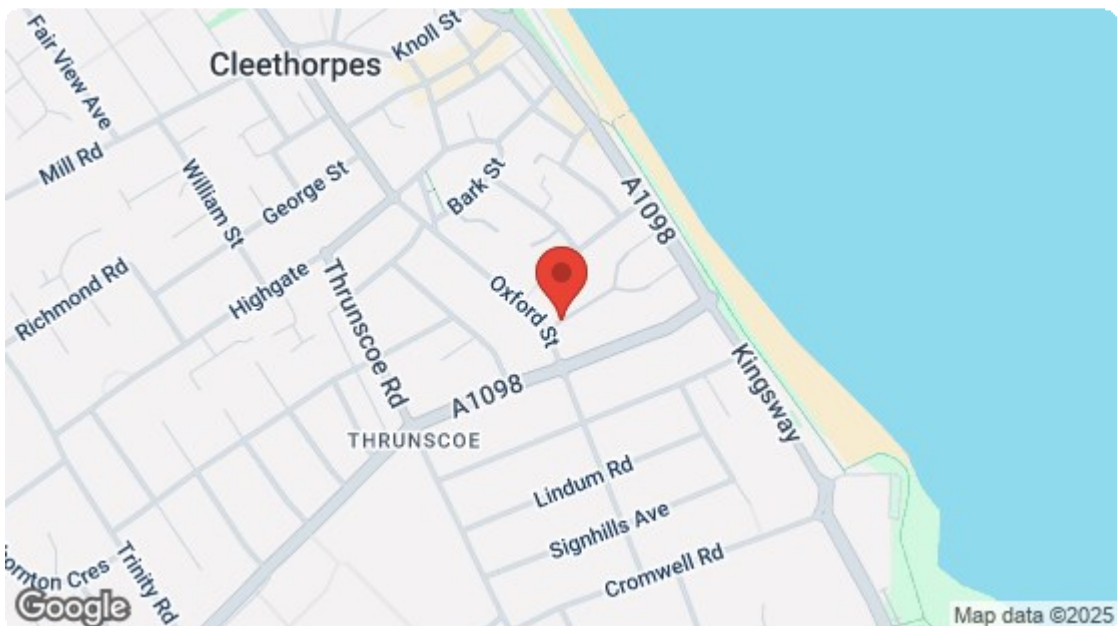
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
		<b>71</b>
	<b>44</b>	
<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 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.