



## 6 Billingham Court Cleethorpes, North East Lincolnshire DN35 0JU

Located close to Chichester Road is this well presented DETACHED THREE BEDROOM BUNGALOW which is being sold with carpets, curtains and lights fittings included. The accommodation includes: Entrance hall, good sized lounge, well fitted kitchen/breakfast room, conservatory, three bedrooms and a bathroom/wc. Detached brick garage. Gas central heating system. Double glazing. Open plan front garden with an option for a second driveway (subject to the necessary planning permission) and a lovely enclosed rear garden.

**£255,000**

- DETACHED THREE BEDROOM BUNGALOW
- CLOSE TO CHICHESTER ROAD
- GOOD SIZED LOUNGE
- WELL FITTED KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBE GLAZING
- DETACHED BRICK GARAGE
- NO 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

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

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## ENTRANCE HALL

Approached via a double glazed entrance door with matching side panel, this hallway has a fitted dado rail and radiator.

## LOUNGE (FRONT)

17'3" x 13'0" (5.27 x 3.97)

Two oak and glass double doors leads in from the hallway, this lovely cozy lounge has a double glazed window to the front elevation, coving to ceiling, two radiators and two centre lights. The focal point of this room is the brick fire surround which is inset with an electric fire.



## LOUNGE



## KITCHEN/BREAKFAST ROOM

14'7" x 12'11" (4.45 x 3.94)

Fitted with an excellent range of striking base and wall cupboards incorporating a Stoves oven and hob having an extractor fan above, together with an integrated fridge, freezer and washer/dryer. In addition there is an illuminated display cabinet and the gas fired boiler is located in a matching wall cupboard. The contrasting moulded work top and sink unit has matching up stands and to complete this room is a matching fitted breakfast table. Partially tiled walls. Coving to ceiling. Vinyl flooring. Double glazed window and door which leads into the conservatory.





## KITCHEN/BREAKFAST ROOM



## CONSERVATORY

9'0" x 11'4" (2.76 x 3.47)

Double glazed windows and doors which has views over the rear garden, this useful additional reception room has a tiled floor and a wall mounted electric heater.



## BEDROOM 1 (REAR)

9'10" x 9'10" min (3 x 3 min)

Fitted with an excellent range of bedroom furniture including wardrobes, bedside cabinets with cupboards above the bed space together with a dressing table area. Double glazed windows. Radiator. Coving to ceiling.



## BEDROOM 1



### **BEDROOM 2 (FRONT)**

9'10" x 8'10" (3 x 2.7)

Double glazed window, radiator and coving to ceiling. The bank of wardrobes are included in the sale.



### **BEDROOM 3 (REAR)**

6'10" x 8'2" (2.1 x 2.5)

Double glazed window. Radiator. Coving to ceiling. Double fitted wardrobe cupboards.



### **BATHROOM/WC**

9'8" x 4'11" (2.97 x 1.5)

Having a suite in white comprising a panelled bath with an electric shower above, a pedestal wash hand basin which has wall mounted mirror with lights above and a low flush wc. The walls are partly tiled in a white Porcelanosa tile inset with a pale blue decorative tile. Double glazed window. Radiator. Airing cupboard housing the hot water tank.



### **OUTSIDE**





### DETACHED BRICK GARAGE

16'11" x 7'11" (5.16 x 2.42)

Up and over door to the front, light and power.



### THE GARDENS

The bungalow stands on an extra wide plot having an extra parcel of land to the right hand side which with the necessary planning permission for a dropped kerb would provide additional off road parking. This garden is gravelled for ease of maintenance inset with established bushes and shrubbery. The paved driveway leads to the garage and the enclosed rear garden which contains paved areas together with a small lawn edged with borders of rose bushes. Included in the sale timber garden shed.



### THE GARDENS



### ADDITIONAL FRONT ELEVATION PHOTO



### 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

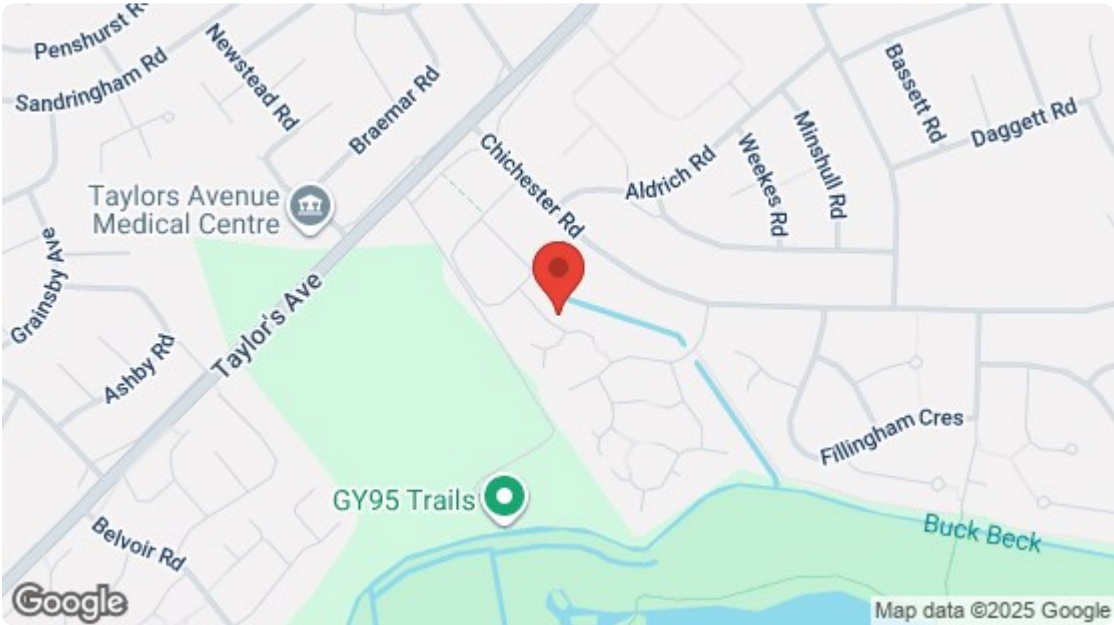
EPC -

### 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(81-91) B		
(69-80) C		
(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.