



1 Weekes Road Cleethorpes, North East Lincolnshire DN35 0DU

Standing on an excellent sized corner plot is this SPACIOUS THREE BEDROOM DETACHED BUNGALOW which is located in this excellent residential area within access of the beach and Haverstoe Park. The accommodation includes: L shaped entrance hall, good sized lounge and kitchen/breakfast room, three bedrooms, bathroom and a separate wc. Warm air gas central heating system. Double glazing. Detached brick garage. Lawned gardens with established trees and shrubbery. NO CHAIN. Early viewing recommended.

£250,000

- LARGE CORNER PLOT
- DETACHED BUNGALOW
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- BATHROOM & SEPARATE WC
- GAS WARM AIR HEATING
- DOUBLE GLAZING
- DETACHED BRICK GARAGE
- NO CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE HALL

This L shaped entrance hall is approached via a uPVC door with a matching double glazed window. Useful cloaks cupboard which houses the meters plus the floor to ceiling gas boiler cupboard. Laminate flooring.



LOUNGE

17'9" x 11'11" (5.42 x 3.64)

This excellent sized lounge has a double glazed window to the front elevation plus two smaller double windows to two elevations one of which has fitted cupboards below. The focal point of this room is the modern fire surround which is inset with a living flame gas fire. Decorative niche to right hand side of the fire surround.



LOUNGE



KITCHEN/BREAKFAST ROOM

13'1" x 11'6" (4 x 3.53)

Fitted with a range of stylish base and wall cupboards incorporating a built in electric cooker/grill, a gas hob with an extractor above together with an integrated fridge and freezer and dishwasher. The contrasting work surfaces are inset with a white ceramic sink and has space beneath for an automatic washing machine. Tiled splash backs. Vinyl flooring. Double windows and door.



KITCHEN/BREAKFAST ROOM



BEDROOM ONE

11'11" x 9'9" (3.64 x 2.98)

Double glazed window and coving to ceiling. This bedroom is fitted with a range of floor to ceiling wardrobes including a central drawer unit.



BEDROOM TWO

8'10" x 8'11" (2.7 x 2.74)

Again fitted with a wardrobes and shelving units. Double glazed window.



BEDROOM THREE

9'10" x 8'2" (3 x 2.5)

Double glazed window. Coving to ceiling.



BATHROOM

5'6" x 5'5" (1.69 x 1.67)

Fitted with a coloured suite comprising a panelled bath having an electric shower above and a pedestal wash hand basin. The walls are fully tiled in a contrasting tile. Heated electric towel rail and a small wall mounted electric heater. Vinyl flooring. Double glazed window.



SEPARATE WC

Having a low flush wc, vinyl flooring and a double glazed window.



OUTSIDE

BRICK GARAGE

16'4" x 8'11" (5 x 2.74)

Up and over door to the front plus a side personal door. Light and power. Ample space for off road parking in front of the garage.



THE GARDENS

As previously mentioned the bungalow stands on a prominent corner plot with the front, side and rear gardens being mainly lawned, the side and front gardens are sheltered from the road by mature trees, bushes and shrubbery. Outside tap.



REAR 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 & EPC RATING

Council Tax Band - C

EPC -

OPENING TIMES

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

VIEWING ARRANGEMENTS

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

Ground Floor
Approx. 78.0 sq. metres (839.8 sq. feet)



Total area: approx. 78.0 sq. metres (839.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(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 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 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.