

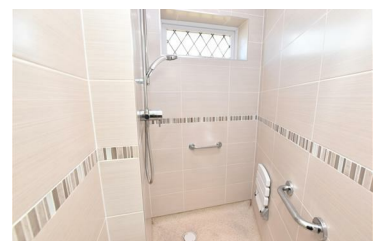


19 Elwyn Place Cleethorpes, North East Lincolnshire DN35 9QN

Situated on the prominent corner plot is this SPACIOUS THREE BEDROOM DETACHED BUNGALOW which is in need of some updating. Standing in WEST facing gardens and being sold with VACANT POSSESSION, the bungalow is within close proximity of local shopping, doctors' surgery, schooling and regular bus services. The accommodation includes: Entrance hall, modern wet room, large though lounge/dining room, fitted kitchen/breakfast room, three bedrooms and a bathroom/wc. Gas central heating system (modern boiler). Double glazing. Larger than average brick garage. Lawned gardens including an enclosed rear garden.

£245,000

- POPULAR RESIDENTIAL LOCATION
- DETACHED BUNGALOW
- LARGE LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- MODERN WET ROOM & FAMILY BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- SUBSTANTIAL BRICK GARAGE
- CORNER PLOT WITH WEST FACING REAR GARDEN



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 ONLY

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ENTRANCE PORCH

Approached via a uPVC double glazed entrance door with a matching side light. Multi glazed door and side panels leads into:-

ENTRANCE HALL

Radiator and a fitted airing cupboard.



WET ROOM

4'6" x 3'8" average (1.39 x 1.12 average)

This modern wet room has fully tiled walls, a drop down seat together with a resin soak away and a small double glazed window. Inset spot lights to ceiling.



LOUNGE/DINING ROOM

25'3" x 15'10" (7.71 x 4.85)

This spacious through room has a double glazed window to the front elevation plus double glazed patio doors to the rear, two radiators and coving to ceiling. The focal point of this room is the York stone fire surround which is inset with a gas fire.



LOUNGE/DINING ROOM



KITCHEN/BREAKFAST ROOM

10'4" x 10'11" (3.17 x 3.33)

Fitted with a range of base and wall cupboards incorporating a built in electric oven, hob with an extractor fan above, also included in the sale are the under the counter fridge and dishwasher. The contrasting work surfaces are inset with twin sinks together with a matching breakfast bar area. Extensively tiled walls. Vinyl flooring, inset spot lights to ceiling, double glazed window and door.



KITCHEN/BREAKFAST ROOM



BEDROOM 1

12'11" x 10'5" (3.96 x 3.19)

Double glazed window, radiator and fitted with a bank of floor to ceiling wardrobes.



BEDROOM 1



BEDROOM 2

13'0" x 9'10" (3.96m x 3.00m)

Double glazed window, radiator and again having a bank of fitted wardrobes.



BEDROOM 2



BEDROOM 3

8'11" x 7'5" (2.72 x 2.27)

Double glazed window, radiator and again fitted with a bank of fitted wardrobes.



BATHROOM/WC

6'11" x 5'5" (2.12 x 1.67)

Fitted a suite comprising a panelled bath having a opaque screen and an electric shower, a pedestal wash hand basin and a low flush wc. The walls are fully tiled in pink. Double glazed window. Radiator and a wall mounted mirror above the basin.



OUTSIDE

BRICK GARAGE

23'11" x 12'0" (7.29 x 3.67)

This larger than average brick garage has an up and over door to the front, a personal door to the side together with light and power. Additional storage to eaves.

THE GARDENS

As previously mentioned the bungalow stands on a corner plot with the front and side gardens being mainly lawned with a section in front of the property containing a gravelled area inset with decorative paving slabs. There is a block paved driveway which extends to form pathways to both the front and rear entrances. The enclosed WEST facing garden is accessed through an ornamental wall and a high wrought iron gate, this garden is again lawned with a border ideal for planting of bushes and shrubbery.



THE GARDENS



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 - C

VIEWING ARRANGEMENTS

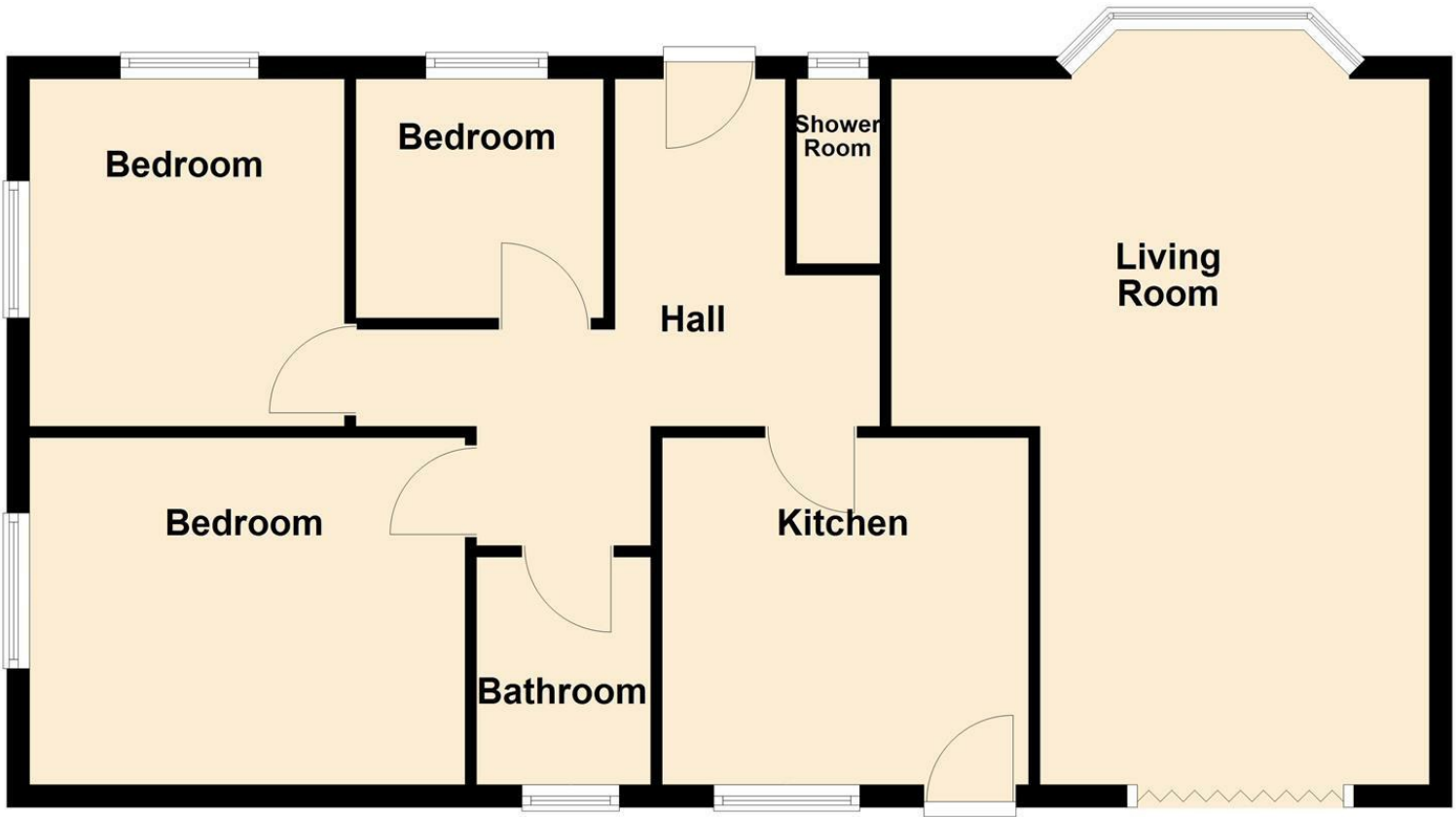
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

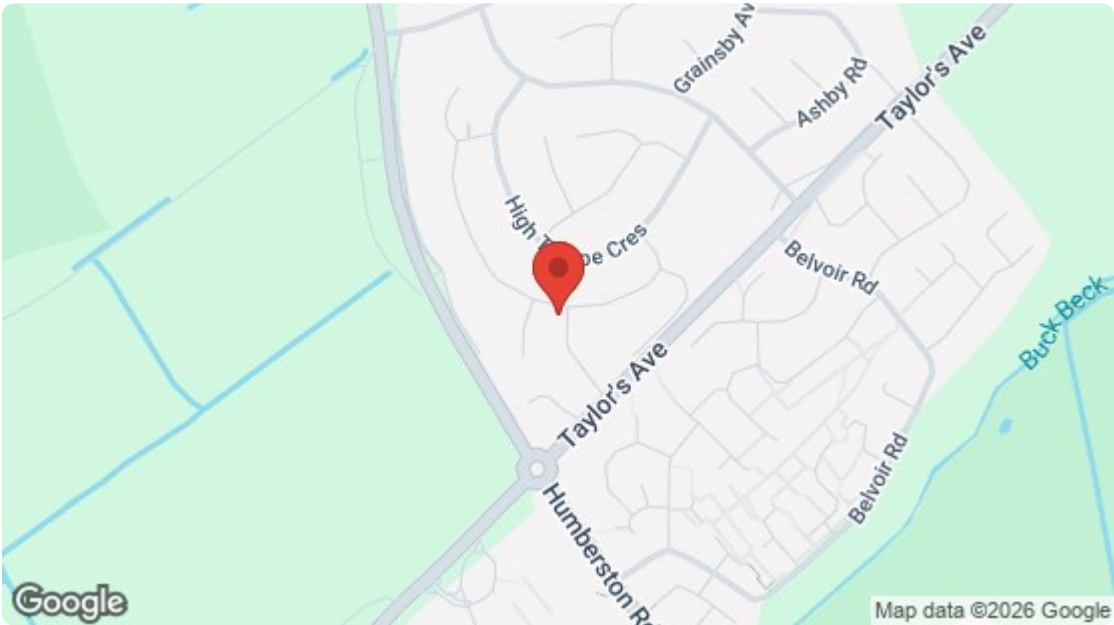
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

Approx. 77.2 sq. metres (831.5 sq. feet)



Total area: approx. 77.2 sq. metres (831.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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 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.