

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 2 HILTON COURT, CLEETHORPES

**PURCHASE PRICE £375,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

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#### PURCHASE PRICE

£375,000

#### TENURE

We understand the property to be Freehold, but this is to be confirmed by the solicitors



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## 2 HILTON COURT, CLEETHORPES

This stunning detached bungalow, refurbished to a high standard, offers modern and luxurious living close to the seafront. The property has been rewired, re-plumbed and features new double glazing, a new roof and exterior cladding. It is fully insulated for maximum comfort. Inside, there are two spacious double bedrooms and two contemporary shower rooms. The open-plan living area includes a modern fitted kitchen with an island, a dining area, and a living room. A second modern kitchen adds versatility. The covered entertaining area and beautifully maintained garden provides excellent outdoor living spaces. An integral garage with light, power, and plumbing, along with front parking, adds convenience. This property truly exemplifies modern living at its finest.

### FRONT



### ENTRANCE HALL

Through the composite front door into the hall, with built in storage with sliding doors, a vertical anthracite coloured central heating radiator, oak flooring, spotlights and coving to the ceiling.



## 2 HILTON COURT, CLEETHORPES

### **BEDROOM 1**

11'9 x 11'7 max (3.58m x 3.53m max)

This double bedroom is to the front of the property with fitted wardrobes with sliding doors, an anthracite coloured central heating radiator, oak flooring, a fan light and coving to the ceiling. There is a sliding door to the ensuite.



### **BEDROOM 1**



## 2 HILTON COURT, CLEETHORPES

### ENSUITE

The ensuite with a walk-in double power shower, a vanity sink unit with a chrome mixer tap and a WC with a central chrome flush. There is mermaid boarding to the shower area and above the sink, a u.PVC double glazed window, an anthracite coloured central heating radiator, and a tiled floor. There is an extractor, spotlights and coving to the ceiling.



### WC

4'11 x 3'0 (1.50m x 0.91m)

A white WC with a central chrome flush, a wall mounted vanity sink unit with a chrome mixer tap. An anthracite coloured central heating radiator, a tiled floor, spot lights and coving to the ceiling.

### LOUNGE AREA

20'11 x 9'9 (6.38m x 2.97m)

The lounge area with two sets of u.PVC double glazed French doors into the garden, a built in storage area with sliding doors, an anthracite coloured central heating radiator, oak flooring, two fan lights and coving to the ceiling



## 2 HILTON COURT, CLEETHORPES

### LOUNGE AREA



### DINING AREA

15'6 x 11'1 (4.72m x 3.38m)

The dining area with an anthracite coloured central heating radiator, oak flooring, a fan light and coving to the ceiling.



## 2 HILTON COURT, CLEETHORPES

### DINING AREA



### KITCHEN AREA

12'0 x 8'4 (3.66m x 2.54m)

The modern kitchen with a range of pale grey units with Quartz work surfaces and there is an island in the centre giving you plenty of preparation space. There is a stainless steel sink unit with a chrome mixer tap, a 4 ring electric hob with a black extractor fan above, two electric ovens, a microwave, and an integrated dish washer. There is roof lantern, a tiled floor, under floor heating, a fan light and spot lights to a coved ceiling.



## 2 HILTON COURT, CLEETHORPES

### KITCHEN AREA



### KITCHEN AREA



## 2 HILTON COURT, CLEETHORPES

### SECOND KITCHEN

10'4 x 9'9 (3.15m x 2.97m)

The second kitchen which is ideal when you are entertaining with a range of pale grey wall and base units with contrasting work surfaces and up stands, a stainless steel sink unit with a chrome mixer tap. An integrated electric hob with a black extractor fan above and a housed electric oven. A u.PVC double glazed window and door, with a roof lantern which provides ample light. Part tiled walls, a tiled floor, under floor heating, a fan light and spotlights to the ceiling.



### SECOND KITCHEN



### INNER HALL

The inner hall with sliding doors to the shower room and bedroom two, oak flooring, spotlights and coving to the ceiling.



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### **BEDROOM 2**

11'3 x 9'2 (3.43m x 2.79m)

Another double bedroom with a u.PVC double glazed window, a vertical anthracite coloured central heating radiator, a built in wardrobe with sliding doors, and oak flooring. There is loft access and a fan light to the ceiling.



### **BEDROOM 2**



## 2 HILTON COURT, CLEETHORPES

### **SHOWER ROOM**

8'1 x 5'9 (2.46m x 1.75m)

The second shower room with a vanity sink unit with a chrome mixer tap, a WC with a central chrome flush, a shower enclosure with a plumbed shower. A u.PVC double glazed window, mermaid boarding to the shower area and above the sink, an anthracite coloured central heating radiator, and a tiled floor. There is an extractor, spotlights and coving to the ceiling.



### **ENTERTAINMENT AREA**

The entertainment area with a covered roof and sides and opens up into the garden, a concrete floor, hot and cold taps and lighting giving this area all year round enjoyment and functionality.



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### ENTERTAINMENT AREA



### GARDENS

The front garden has a walled and wrought iron boundary with wrought iron gates and is laid to concrete with decorative block-paved edging for ease of maintenance and parking.

The rear garden has a fenced boundary and is laid to artificial grass and concrete with a block-paved edging making it easy to maintain and enjoy.



## 2 HILTON COURT, CLEETHORPES

### GARDENS



### GARAGE


The garage with an electric door and an integral door from the kitchen and a roof light. There is a light and power and plumbing for two washing machines.

# GROUND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</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	



## ADDITIONAL NOTES

### FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### MORTGAGE ADVICE

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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