BETTLES, MILES & HOLLAND Estate Agents - Valuers

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PROPERTY FOR SALE 2 HILTON COURT, CLEETHORPES

PURCHASE PRICE £375,000 FREEHOLD



<u>VIEWING</u> By appointment with this office

COUNCIL TAX BAND C

PURCHASE PRICE £375,000

TENURE We understand the property to be Freehold, but this is to be

confirmed by the solicitors









safeagent

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.



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



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.



<u>WC</u>

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



LOUNGE AREA



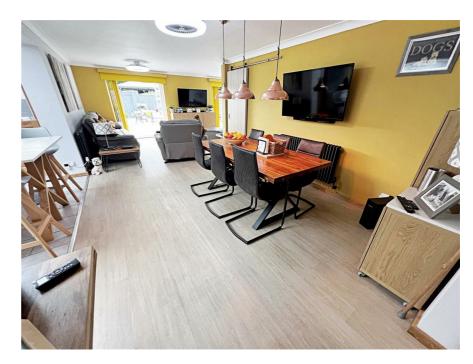
DINING AREA

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.



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.



KITCHEN AREA



KITCHEN AREA



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.

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



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.

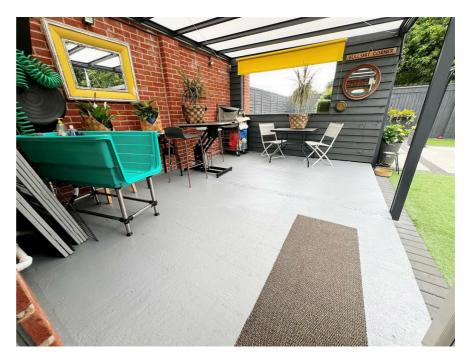


ENTERTAINMENT AREA

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.



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.



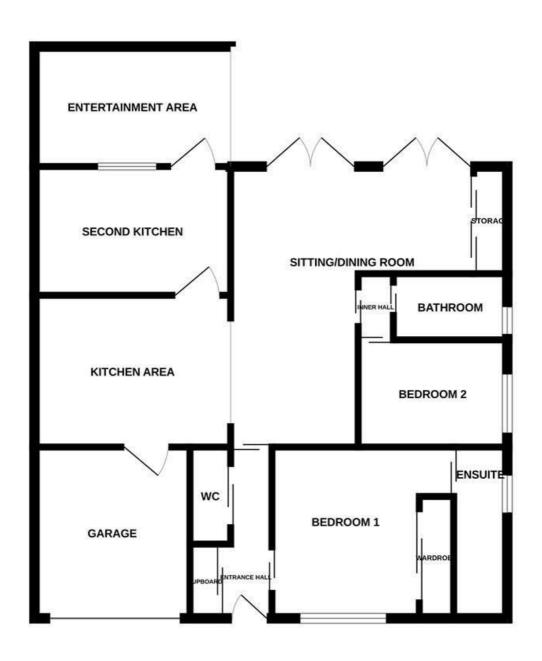
GARDENS

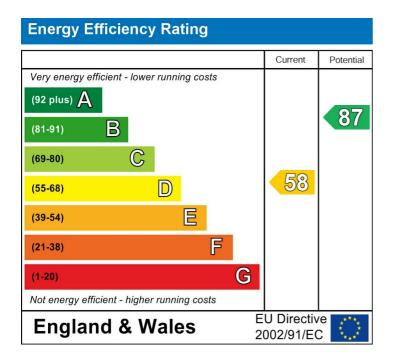


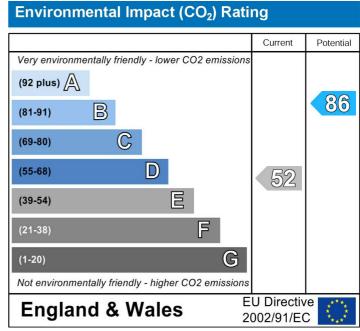
GARAGE

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









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:-

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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.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

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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