



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Seaford Road

Cleethorpes
DN35 0LY

£249,950

Offered for sale with no forward chain on the vendors side, we are pleased to bring to the market this three bedroom detached bungalow found within this popular residential location with nearby amenities only a short walk away. The property benefits from gas central heating and uPVC double glazing, with the accommodation briefly comprising entrance hallway, living room, family room or sun room, kitchen, bathroom and three bedrooms. Front and good sized rear garden with the rear enjoying a good degree of privacy. Driveway and good sized detached brick garage. Viewing is highly advised.

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Entrance Porch

uPVC double and decoratively glazed panels with door leading from the front garden.

Hallway

Inner door with two adjoining glazed windows. Central heating radiator. Loft access.

Lounge

12' 5" x 14' 9" (3.773m x 4.506m)

This versatile space has a uPVC double glazed window to the side elevation and opens through to the family/dining room. Central heating radiator.

Sitting/Family Room

8' 11" x 23' 0" (2.728m x 7.011m)

An extension to the rear creates this good sized living space which can be used as a dining sitting room and enjoys view over the rear garden. 3/4 height uPVC window and a tilt and turn sliding patio door to the rear elevation. Eye level uPVC double glazed window to one side and to the other a entry door out to the driveway with two adjoining glazed windows. Tiled flooring. Central heating radiator. Opens to the kitchen and lounge.

Kitchen

16' 4" x 7' 10" (4.991m x 2.393m)

This pleasant kitchen enjoys a good range of fitted wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Splashback tiling. Integrated oven and four ring gas hob with chimney extractor over. Plumbing for a washing machine.

Bathroom

8' 3" x 5' 10" (2.525m x 1.781m)

A modern white bathroom suite comprising panelled bath with screen and thermostatic shower, close coupled w.c and a vanity wash hand basin. Tiling to the walls. Tiled flooring. Coving to the ceiling. Chrome effect central heating towel radiator.

Bedroom One

11' 5" into wardrobes x 10' 1" (3.471m x 3.066m)

uPVC double glazed window to the side elevation. Central heating radiator. Fitted wardrobes.

Bedroom Two

10' 6" x 10' 1" (3.193m x 3.067m)

The second double bedroom has a uPVC double glazed window to the front elevation. central heating radiator.

Bedroom Three

8' 6" x 8' 0" (2.58m x 2.44m)

uPVC double glazed window to the side aspect. Central heating radiator.

Outside

Set upon this good sized plot with block paved driveway which continues down the side aspect through a second set of gates and onto the detached garage. The rear garden enjoys a good degree of privacy and has lawn, shrubs, patio and a raised decked area. External power points.

Garage

21' 11" x 10' 4" (6.674m x 3.154m)

A good sized brick garage with peaked roof and internal light and power. Up and over door to the front elevation along with a side personal door. Windows to the side and rear elevations.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

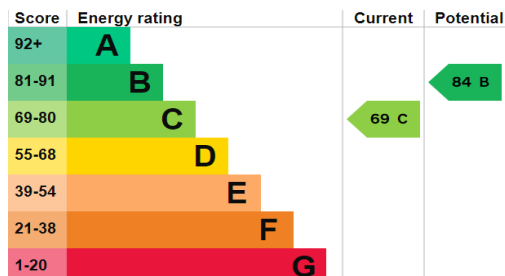
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GROUND FLOOR



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