



# CROFTS ESTATE AGENTS

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



## Bedford Road

Cleethorpes  
DN35 0PY

Offers in the Region Of  
£225,000

Crofts estate agents are delighted to bring to the market this lovely and well presented three bedroom detached bungalow found within this popular residential area and only a short stroll of the Cleethorpes country park. Offered for sale with no chain on the vendor side, early viewing is highly advised, with the accommodation briefly comprising entrance porch, hallway, well proportioned living room, modern kitchen, good sized shower room and three bedrooms. Front and rear gardens. Driveway and detached garage. Gas central heating and uPVC double glazing. Recently redecorated and with the added bonus of new carpets where fitted.

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#### Entrance Porch

uPVC double glazed entry door to the front elevation and a uPVC double glazed entry door to the hallway.

#### Hallway

Pleasantly decorated and with storage cupboard as you enter, the hallway has a central heating radiator.

#### Living room

12' 5" plus bow x 15' 9" (3.774m x 4.797m)

A well proportioned living space with a large uPVC double glazed bow window to the front elevation and a further double glazed window to the side. Central heating radiator. Living flame gas fire with surround.

#### Kitchen

14' 4" x 8' 9" (4.360m x 2.664m)

This modern kitchen offers an excellent range of gloss finished wall and base units with complementary work surfacing with inset one and a half stainless steel sink and drainer. Splashback tiling. Plumbing for an automatic washing machine and space for a larger fridge freezer. Gas cooker point. Cupboard housing a Worcester boiler and storage space. uPVC double glazed windows to the side and rear elevations. uPVC double glazed entry door to the rear elevation. Central heating radiator.

#### Shower Room

6' 11" x 8' 8" (2.108m x 2.646m)

A well proportioned shower room which makes an ideal space for a new owner to place their own stamp upon the property. Currently the shower room offers a pedestal wash hand basin, w.c and shower cubicle with electric shower. Tiling to the walls. Central heating radiator.

#### Bedroom One

9' 10" x 14' 0" (3.007m x 4.257m)

A well proportioned main bedroom enjoying a uPVC double glazed window to the rear elevation. Coving and rose to the ceiling. Central heating radiator.

#### Bedroom Two

9' 6" x 10' 0" (2.888m x 3.045m)

With coving to the ceiling and having laminate flooring. uPVC double glazed window to the side elevation. Central heating radiator.

#### Bedroom Three

6' 6" x 10' 0" (1.984m x 3.043m)

The final of the three bedrooms has a uPVC double glazed window to the side elevation. Coving to the ceiling. Central heating radiator. Laminate flooring.

### Outside

The property offers gardens to the front and rear elevations with the front garden having lawned area and a driveway creating ample off road parking which leads down the side elevation of the property and onto the detached garage. To the rear the properties garden enjoys a good degree of privacy and has lawned area.

### Garage

18' 6" x 9' 5" (5.628m x 2.880m)

The detached garage has internal light and power and offers side personal door and an up and over door to the front.

### 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](http://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](http://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.

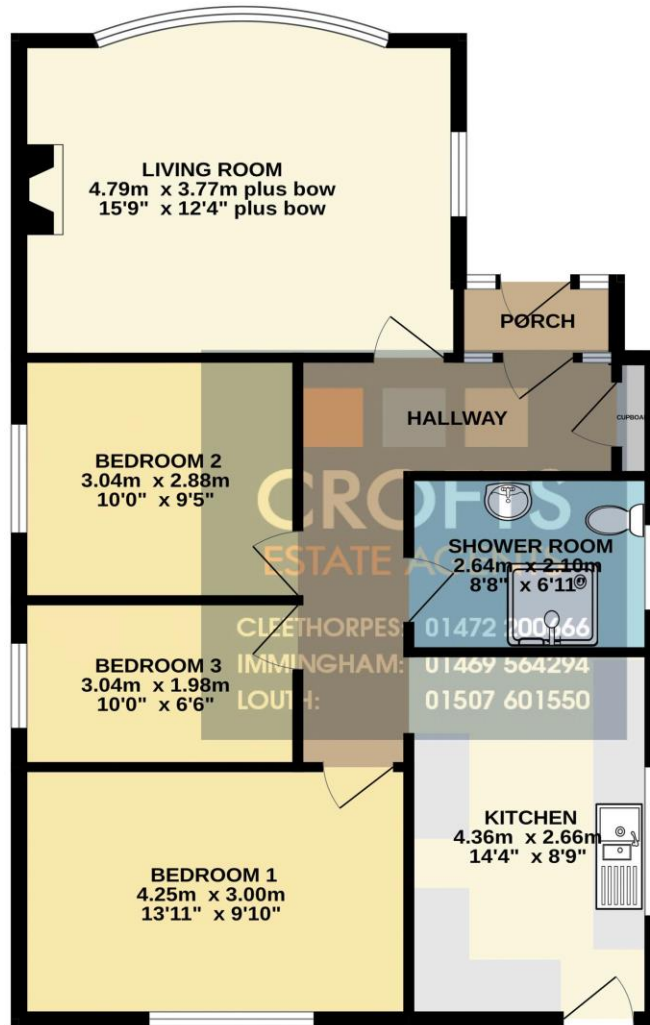
### Mortgage and Financial Advice

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

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



GROUND FLOOR  
74.1 sq.m. (798 sq.ft.) approx.



TOTAL FLOOR AREA : 74.1 sq.m. (798 sq.ft.) approx.

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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