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



Dudley Place

Cleethorpes
DN35 9EW

Offers in the Region Of
£224,950

Charming Detached Bungalow in Desirable Location This stunning detached three-bed bungalow boasts impressive kerb appeal and is nestled in a desirable cul-de-sac location, just a short walk from local bus routes, doctors' surgeries, amenities, and schools. Inside, the property offers generous accommodation, including a spacious lounge, kitchen breakfast room, two double bedrooms (one with fitted wardrobes), and a smaller single third bedroom that can be flexibly used as a dining room or study. The bathroom features a separate enclosed shower, adding a touch of convenience. The beautifully presented south-west facing rear garden offers a good degree of privacy, with a neat lawn, concrete patio, and well-stocked soil borders perfect for outdoor living. A detached garage with secure wide parking for two vehicles behind timber gates provides ample parking, while the front driveway offers additional parking space for approximately three cars. Don't miss this fantastic opportunity to own a charming and well-presented bungalow in a highly sought-after location. Contact us today to arrange a viewing!

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

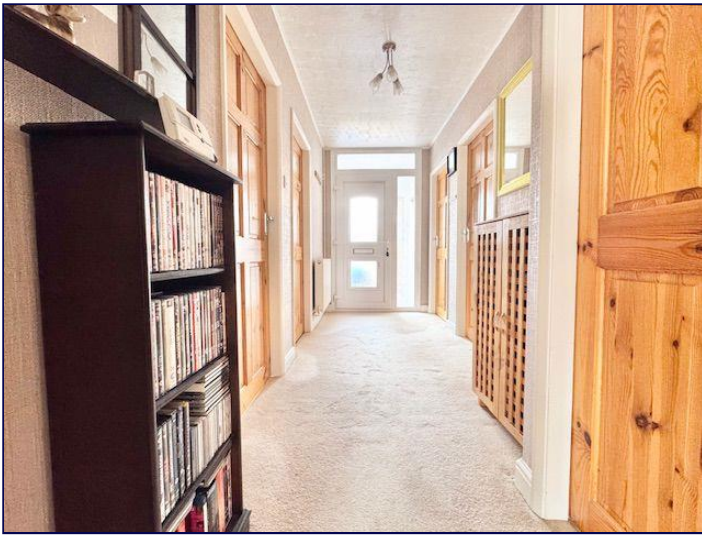
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info@croftsestateagents.co.uk

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Entrance hall

13' 8" x 5' 2" (4.17m x 1.57m)

A covered porch area with tiled floor provides refuge from the elements when visitors arrive and leads in a spacious entrance hall through a uPVC frosted door with accompanying frosted window. The entrance has beige carpet and matching decor radiator and pendant light.

Lounge

14' 6" x 11' 3" (4.42m x 3.44m)

A well proportioned lounge has full length window and sliding door to the back garden, grey decor with feature wall to coving, cream carpet, pendant light and ceiling rose, radiator and feature stone fireplace with gas fire.

Kitchen diner

11' 5" x 12' 11" (3.48m x 3.94m)

A good sized kitchen diner has space for small breakfast table and chairs to its centre with wood units to two sides of the room with granite effect work top and cream one and a half sink drainer over. The room has integral gas hob with extractor over, oven grill with space for dish washer, washing machine and tall fridge freezer. The room has two uPVC windows, to the side, uPVC frosted door to the rear, two built in storage cupboards, vertical white radiator, vertical blinds, cream decor and grey tiled floor.

Bedroom One

13' 6" x 9' 10" (4.11m x 3.00m)

The largest bedroom has fitted wardrobes to one side of the room with the room having white decor with feature wall, beige carpet, uPVC window to the front with blinds, pendant light and radiator.

Bedroom Two

9' 11" x 8' 11" (3.03m x 2.72m)

A second double bedroom has cream decor with feature wall, grey carpet, pendant light, radiator and uPVC window to the front.

Bedroom Three / Dining room

6' 11" x 9' 10" (2.11m x 3.00m)

Currently used as a dining room the third bedroom has white decor, biscuit colour carpet, ceiling light and uPVC window to the side.

Family Bathroom

6' 5" x 8' 9" (1.96m x 2.67m)

The bathroom has white three piece suite with separate corner enclosed shower, cream tiled walls, neutral decor, frosted uPVC window to the side, white tile radiator, loft access and ceiling light.

Rear Garden

A private enclosed south facing rear garden has neat well manicured lawn with well stocked soil borders, concrete patio area, tall fence and wall on all sides with timber gate to the driveway. There is also a timber shed to the back of the garage.

Front garden

The front garden has concrete and gravel driveway for about three cars with decorative gravel garden with feature tree to its centre. The garden has a low wall boundary with open drive with gates to a concrete driveway which fits two further cars and is wider than the average drive and has tall fence and wall to the side.

Detached garage

13' 9" x 7' 6" (4.20m x 2.28m)

The garage is a concrete sectional one with corrugated roof, up and over metal door to the front has power and light with access to the side to the garden.

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 B: 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.

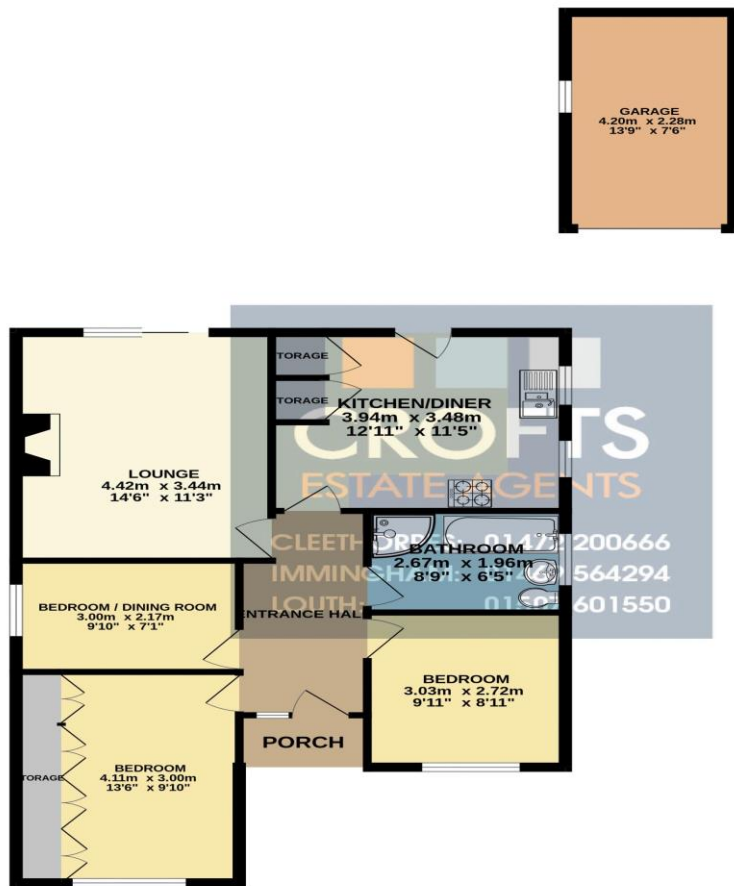
Mortgage and Financial Advice

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

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
78.8 sq.m. (848 sq.ft.) approx.



TOTAL FLOOR AREA : 78.8 sq.m. (848 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		