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



Lynton Rise

Cleethorpes
DN35 9AP

Offers in the Region Of £179,950

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Property Introduction

Presented to the market with no forward chain, this attractive two-bedroom semi-detached bungalow offers a superb opportunity for those seeking a well-maintained home in a popular residential location. The property has been thoughtfully extended to the rear, creating a bright and spacious dining room that overlooks the garden, providing the perfect space for family meals or entertaining. The accommodation includes a welcoming lounge, a fitted kitchen, two well-proportioned bedrooms, and a practical shower room. The layout is both functional and versatile, making it an ideal choice for downsizers, first-time buyers, or those wishing to add their own style and improvements. Externally, the bungalow enjoys low-maintenance gardens to both the front and rear, allowing for easy upkeep while still offering plenty of outdoor space to enjoy. The front is complemented by a generous driveway, providing ample off-road parking for multiple vehicles. This appealing home is well placed for local shops, amenities, and transport links, making it a convenient choice in addition to its comfortable living space. With the benefit of vacant possession and no forward chain, early viewing is highly recommended to appreciate the full potential of this extended bungalow.

Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a tiled floor. There is also access to the loft which is boarded and insulated.

Lounge

15' 7" x 11' 1" (4.74m x 3.38m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

9' 5" x 14' 10" (2.86m x 4.51m)

The dining room has a window to the side elevation, bi-folding doors, a radiator and laminate flooring.

Kitchen

8' 8" x 10' 3" (2.63m x 3.13m)

The kitchen has a window to the side elevation, door to the dining room, a radiator and laminate flooring. There is also a range of fitted units with a sink and drainer. There is also a washing machine, cooker and fridge-freezer.

Bedroom One

12' 6" x 10' 5" (3.81m x 3.17m)

Bedroom one has a window to the rear, coving to the ceiling, a radiator and a carpeted floor. There is also an extensive range of Haagenes fitted furniture.

Bedroom Two

8' 5" x 9' 10" (2.56m x 2.99m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a tiled floor. There is also a wall of fitted wardrobes.

Shower Room

6' 2" x 5' 3" (1.87m x 1.60m)

The shower room has an opaque window to the side elevation, a heated towel rail and tiled floor. There is also a WC, basin and a shower cubicle with a mains shower.

Outside

The front garden is low maintenance with a driveway providing ample off road parking. A gate then leads to the rear garden. The rear garden has an area with artificial grass, composite decking and also established shrubs, enclosed by perimeter fencing and with two large plastic storage sheds.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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.

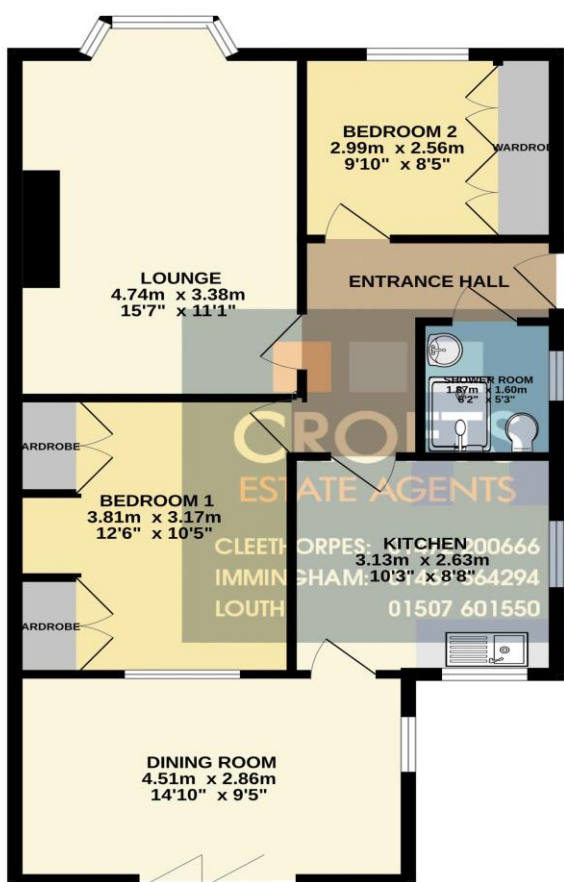
Mortgage and Financial Advice

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
67.6 sq.m. (727 sq.ft.) approx.



TOTAL FLOOR AREA: 67.6 sq.m. (727 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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