



CROFTS ESTATE AGENTS

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



Cumberland Road

Cleethorpes
DN35 0NS

£249,000

Crofts estate agents are pleased to be able to bring to the market this superbly presented three bedroom detached bungalow located within this popular residential and also benefits from open views to the rear across Cleethorpes Golf Course. Within a short distance of the Country Park and with the village of Humberston a short walk away with its local parade of shops early viewing is advised. Enjoying the benefit of gas central heating and uPVC double glazing, the accommodation on offer comprises of an entrance porch, lovely sized lounge/diner, modern fitted kitchen, three bedrooms (one currently used as a second sitting/dining room, bathroom. Well maintained gardens with the rear garden over looking the golf course, off road parking and a detached garage. This property must be viewed to appreciate all on offer here.

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Entrance Porch

3' 8" x 6' 5" (1.122m x 1.968m)

uPVC double glazed windows and having a composite door to the front elevation. Sliding door through to the kitchen.

Lounge/Diner

19' 10" x 16' 0" (6.054m x 4.888m) max

Offering uPVC double glazed windows to the front and side elevations, this well proportioned room offers ample space to accommodate both dining and living areas. Central heating radiator. Gas fire with stone surround. Coving to the ceiling.

Kitchen

19' 10" x 12' 4" (6.04m x 3.76m)

The kitchen offers an excellent array of recently fitted wall and base units with contrasting work surfaces and upstands with inset Blanco sink unit with a chrome mixer tap. Integrated integrated electric oven, a four ring induction hob with a housed extractor fan above. Plumbing for a washing machine, space for a tumble dryer and a under counter fridge or freezer. Two uPVC double glazed windows and an entry door to the side elevation. Storage cupboard housing the central heating boiler. Central heating radiator.

Inner Hallway

The inner hall with loft access and there is a light to the ceiling.

Bedroom One

10' 2" x 10' 5" (3.098m x 3.165m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes to one wall.

Bedroom Two

10' 0" x 12' 4" (3.05m x 3.76m)

The larger of the bedrooms but currently used as a second sitting/dining area and having sliding patio doors to the rear through to the conservatory. Central heating radiator.

Conservatory

9' 3" x 10' 2" (2.82m x 3.10m)

The conservatory with hardwood windows to three sides and hardwood double doors lead into the garden. Central heating radiator and a fan light to the ceiling. The roof has been insulated.

Bedroom Three

5' 10" x 7' 11" (1.78m x 2.41m)

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

Bathroom

5' 10" x 6' 11" (1.78m x 2.11m)

The bathroom is fitted with a white suite comprising of a paneled bath with chrome taps with an Aqualisa shower over and shower

screen, pedestal wash hand basin and a WC. uPVC double glazed window. Tiled walls. Central heating towel radiator.

Outside

The front garden has a walled boundary and offers laid to lawn and has borders with established plants. Concrete drive for parking and leading to the detached garage. The rear garden has a walled and fenced boundary and has a great selling point of looking out onto the golf course creating an attractive look. The garden is mainly laid to lawn complemented with established shrubs and bushes. There is a concrete and block-paved pathway around the garden and there is a raised patio area ideal for watching the golf!!

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.

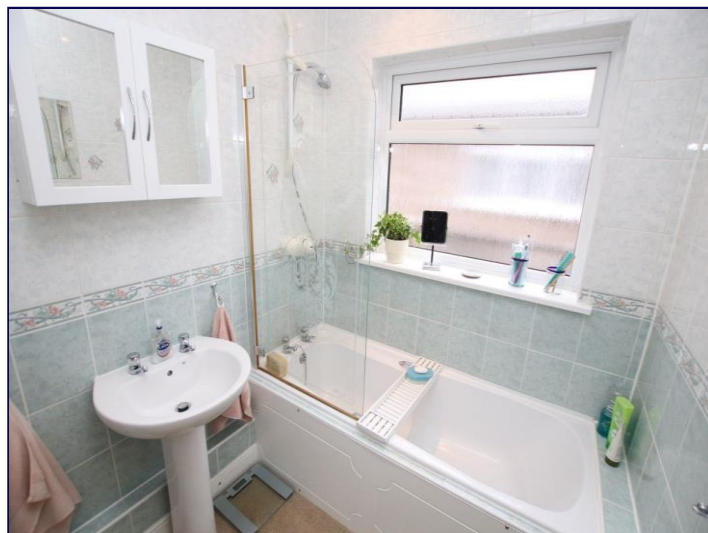
Property Management

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

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
83.1 sq.m. (894 sq.ft.) approx.



TOTAL FLOOR AREA : 83.1 sq.m. (894 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		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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