

Buy. Sell. Rent. Let.



Wesley Crescent, Cleethorpes



When it comes to
property it must be


lovelle



£265,000

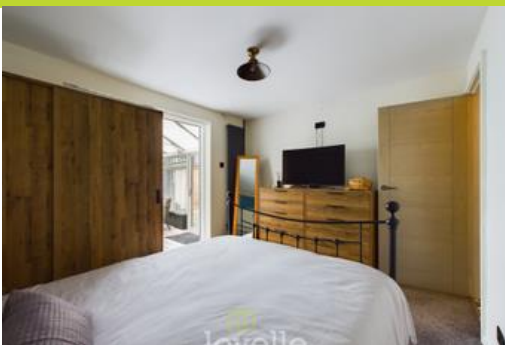


Welcome to a delightful two-bedroom detached bungalow, positioned just off Chichester Road in a prime residential location. Positioned in close proximity to St. Peters Avenue, Cleethorpes seafront, and Cleethorpes Country Park, this property promises a lifestyle of convenience and tranquility.

Key Features

- Detached Bungalow
- Spacious Lounge
- Kitchen/Diner
- Two Double Bedrooms
- Modern Shower Room
- Conservatory
- Double Garage
- Long Driveway
- Front & Rear Gardens
- EPC rating C & Tenure: Freehold





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Upon entering, you are greeted by a well-designed layout that includes a porch leading to the entrance hallway. The living room exudes warmth, providing a cosy space to unwind. A second hallway guides you to the heart of the home, revealing an excellently sized kitchen-diner, featuring attractively fitted wall and base units, a double oven, five-ring gas hob, extractor canopy, and ample space for a fridge-freezer, washing machine, and dishwasher.

The accommodation further boasts two double bedrooms and an elegantly appointed shower room with a three-piece suite, including a walk-in shower enclosure, w.c., and a basin with a mixer tap. An added bonus is the conservatory, accessible from the second bedroom, creating a charming space for relaxation.

Step outside to discover well-proportioned front and rear gardens, each adorned with a blend of paving and newly laid artificial lawn. The front garden is discreetly enclosed by a dwarf brick wall, while the rear offers a private sanctuary, bordered by fencing. Alongside the property, a sizable block paved driveway provides off-road parking and leads to the rear double garage.

The home is equipped with a gas central heating system, ensuring comfort throughout, and all windows are uPVC double glazed for energy efficiency. Having undergone a comprehensive modernisation by the current owners, this property is a "ready to move into" haven. Don't miss the opportunity to experience the charm and functionality of this home - viewing is highly recommended to fully appreciate all it has to offer. Contact Lovelle today to arrange your visit.

Entrance Porch

1.97m x 1.04m (6'6" x 3'5")

Entrance Hall

1.54m x 1.50m (5'1" x 4'11")

Living Area

4.91m x 3.33m (16'1" x 10'11")

Living/Dining Area

3.49m x 2.91m (11'6" x 9'6")

Kitchen

4.57m x 3.50m (15'0" x 11'6")

Dining Area

3.26m x 2.39m (10'8" x 7'10")

Bedroom

3.46m x 2.77m (11'5" x 9'1")

Bedroom

3.44m x 2.99m (11'4" x 9'10")

Conservatory

4.62m x 2.74m (15'2" x 9'0")

Shower Room

2.54m x 2.16m (8'4" x 7'1")

Double Garage

5.25m x 5.22m (17'2" x 17'1")

Council Tax Information

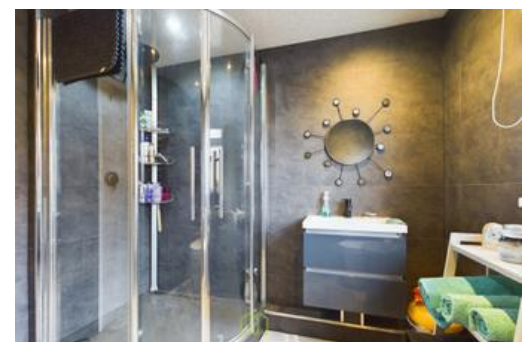
The Council Tax Band for this property is C. This information was obtained in November 2023 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are available or connected subject to the statutory regulations, with the exception of gas, We have not tested any heating systems, fixtures, appliances or services.

Mortgage And Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.





Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.



Energy Performance Information

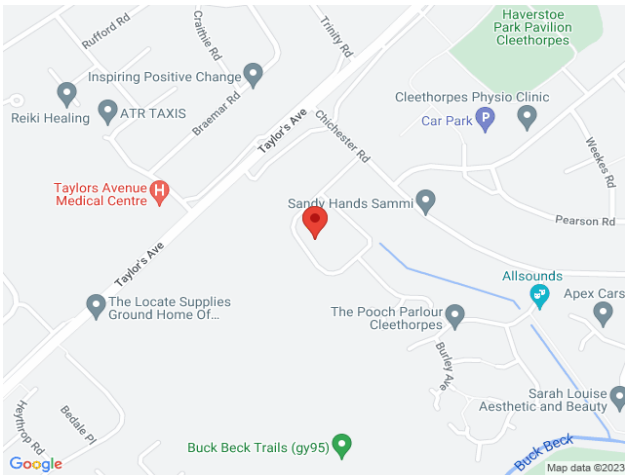
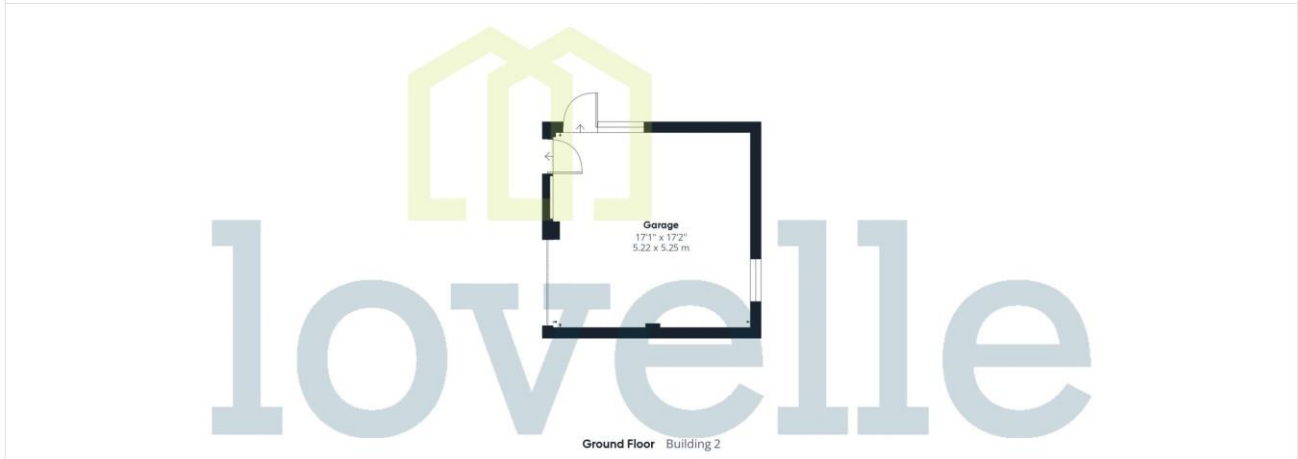
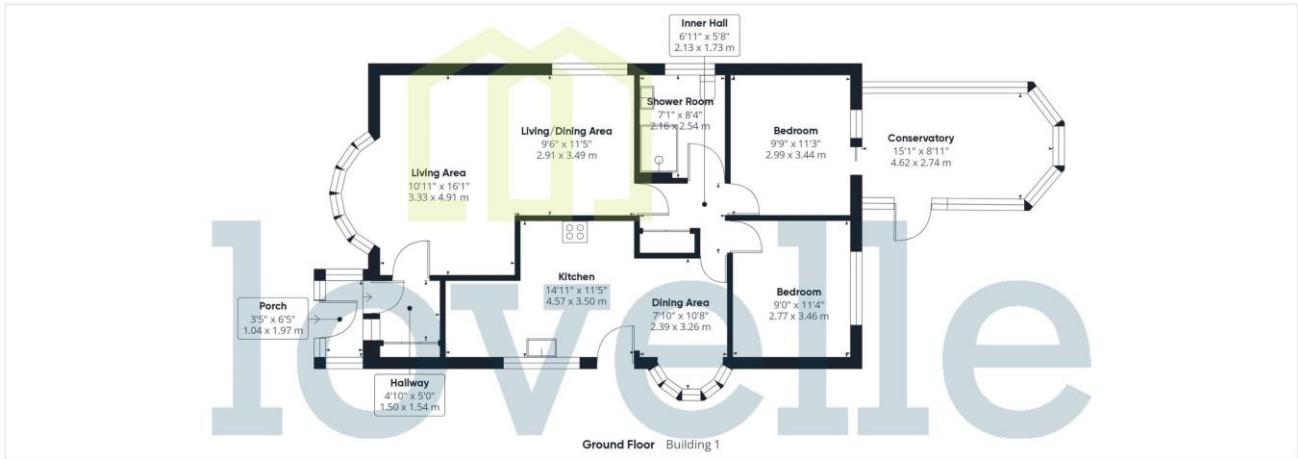
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that: - They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



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