

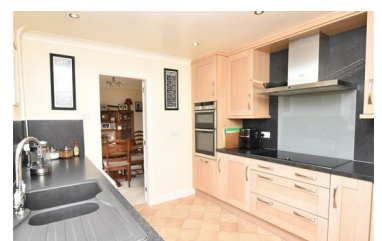


## 1 Burnham Reach Cleethorpes, North East Lincolnshire DN35 0PE

Situated on the very popular Country Park is this exceptionally spacious THREE BEDROOM DETACHED BUNGALOW having the added benefit a DOUBLE GARAGE. The bungalow stands in superb gardens with accommodation including: Entrance hall, large lounge which opens into the dining room, fitted kitchen, utility room and cloakroom/wc, principle bedroom with an en suite shower room plus two further double bedrooms, family bathroom/wc. Gas central heating system. Double glazing. Security alarm system. Open plan front garden with off road parking for numerous cars plus a good sized enclosed rear garden including a planted vegetable garden with greenhouse.

**£419,000**

- SUPERB LOCATION CLOSE TO THE COUNTRY PARK
- DETACHED BUNGALOW
- LOUNGE & DINING ROOM
- MODERN FITTED KITCHEN
- UTILITY ROOM & WC
- THREE DOUBLE BEDROOMS
- EN SUITE & FAMILY BATHROOM
- DOUBLE GARAGE
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- DELIGHTFUL GARDENS



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR ONLY

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## ENTRANCE HALL

Approached via a uPVC door with matching side lights, this welcoming L shaped hall has coving to ceiling, a fitted airing cupboard and radiator.



## ENTRANCE HALL



## CLOAK/WC

Fitted with a white low flush wc and vanity unit, radiator and double glazed window.

## LOUNGE (FRONT)

19'8" x 12'9" (6 x 3.9)

This very spacious lounge has double doors leading in from the entrance hall, together with a double glazed window to the front elevation, coving and light/fan to ceiling and radiator. The focal point of this room is the modern fire surround inset with a gas fire. Open access leads into the dining room.



## LOUNGE



## DINING ROOM

9'4" x 10'4" (2.87 x 3.16)

Double glazed patio doors have views over the pretty rear garden, this good sized dining area has coving to ceiling and radiator.



## FITTED KITCHEN

11'3" x 9'3" (3.45 x 2.84)

This modern fitted kitchen has an abundance of base and wall cupboards incorporating a built in electric oven/grill and induction hob with an extractor chimney above. The contrasting dark work surfaces are inset with a matching resin sink unit with space beneath for dishwasher. Matching up stands including a coloured glass splash back to the hob area. Coving and inset spot lights to ceiling. Radiator. Vinyl flooring.



## FITTED KITCHEN



### UTILITY ROOM

5'10" x 7'5" (1.78 x 2.27)

Again fitted with base and wall units having light work surfaces inset with a stainless steel sink unit with space for washing machine. Coving to ceiling. Double glazed door. Vinyl flooring.



### BEDROOM 1 (REAR)

13'1" x 14'7" increasing to 20'11" (3.99 x 4.45 increasing to 6.39)

This exceptionally spacious principle bedroom has two double glazed windows to the rear elevation, two radiators and coving and ceiling light/fan.



### BEDROOM 1



### EN SUITE

5'8" x 5'9" (1.74 x 1.77)

Fitted with a shower cubicle having a Mira shower unit and a wall mounted seat together with a concealed wc and a vanity unit with useful storage cupboards. Coving to ceiling. Heated towel rail. Extractor fan and coving to ceiling.



### BEDROOM 2

10'8" x 10'1" (3.27 x 3.08)

Double glazed window and radiator. Coving to ceiling.



### BEDROOM 3

10'8" x 10'1" (3.26 x 3.08)

Double glazed window. Radiator and coving to ceiling.



### FAMILY BATHROOM

5'9" x 7'4" (1.76 x 2.25)

Fitted with a panelled bath having a folding glass screen and a Mira shower unit plus a vanity unit including a concealed wc and a semi recessed sink with cupboards below. Wall mounted mirror. Coving to ceiling, extractor fan, radiator and double glazed window.



### BATHROOM/WC



## OUTSIDE



### DOUBLE INTEGRAL GARAGE

16'6" x 16'4" (5.04 x 4.98)

Two electric doors to the front, light and power.

### THE GARDENS

As previously mentioned the property stands in stunning gardens, with the open plan fore gardens having a wide concreted driveway edged with coloured blocks which provides additional off road parking. This garden is lawned with well planted borders providing a delight during the summer months. The enclosed rear garden has a paved patio area situated close to the bungalow ideal for Alfresco dining with timber trellis arch leading on to the main lawn which again is well planted with seasonal flowering bushes and shrubbery. To the side of the property is a vegetable garden including a small greenhouse



### THE GARDENS



### THE GARDENS



## VEGETABLE GARDEN



### TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### COUNCIL TAX BAND & EPC RATING

Council Tax Band - E

EPC -

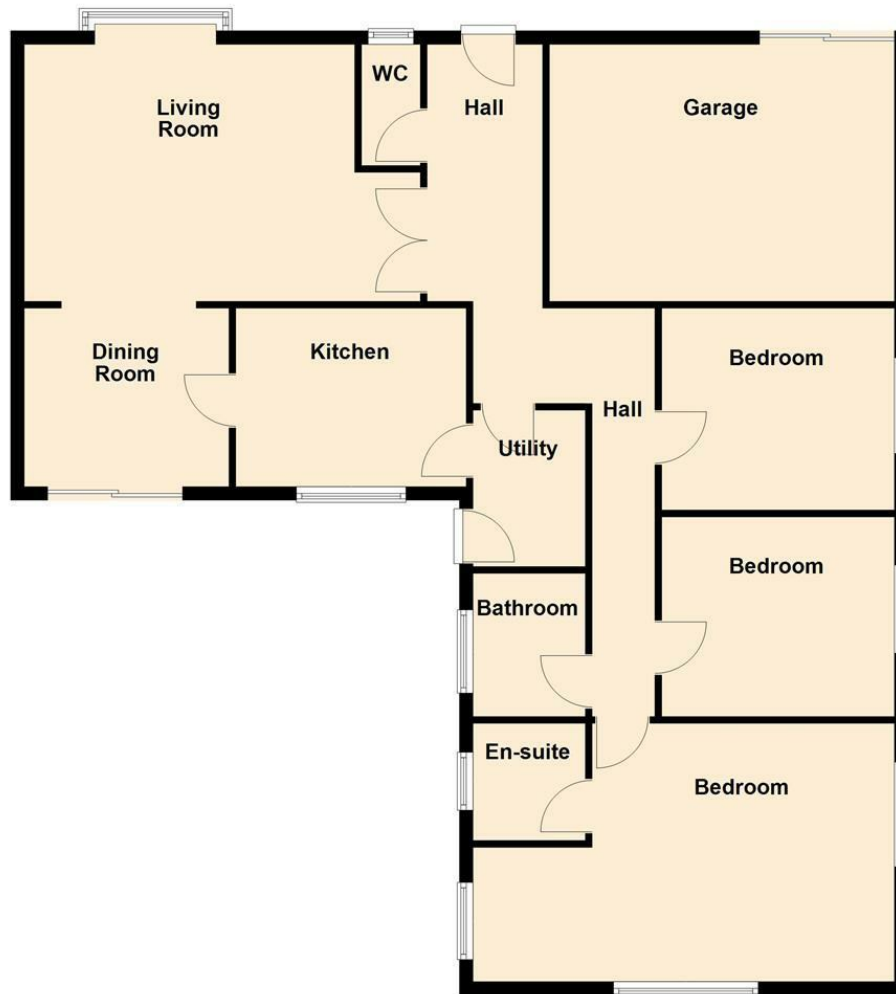
### VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

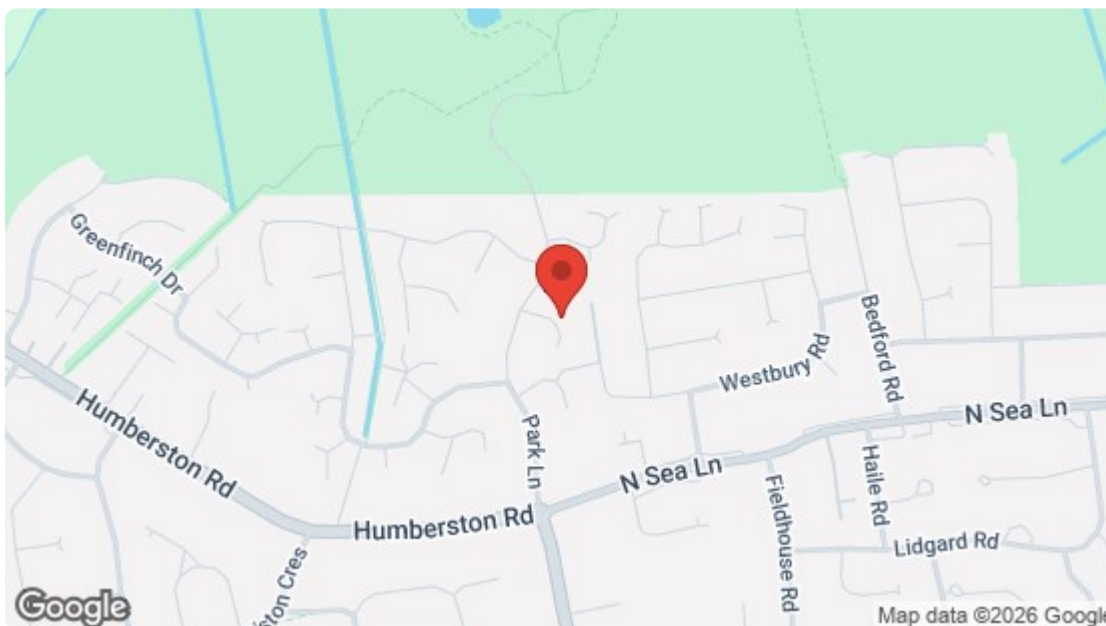
### OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

**Ground Floor**  
Approx. 130.6 sq. metres (1406.0 sq. feet)



Total area: approx. 130.6 sq. metres (1406.0 sq. feet)



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 76      | 79        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.