



19 Billingham Court, Cleethorpes, DN35 0JU
£350,000

Key Features:

- Detached Three Bedroom Bungalow
- Superb Corner Cul De Sac Position
- Highly Popular Cleethorpes Location
- Spacious Lounge
- Dining Kitchen & Conservatory
- Two Double Bedrooms & Third Bedroom/Study
- Generous, Private Rear Garden
- Driveway Parking for Multiple Vehicles
- Large Detached Garage/Workshop

Situated in a highly sought after residential area of Cleethorpes, this detached three bedroom bungalow occupies a superb corner plot within a quiet cul de sac, enjoying a private and established setting. The accommodation is well presented throughout and comprises a spacious front aspect lounge, dining kitchen opening into the conservatory, two double bedrooms, a versatile third bedroom/study, and a modern shower room. The main bedroom enjoys a pleasant outlook over the rear garden.

Externally, the property benefits from a substantial detached garage/workshop and generous driveway parking, providing ample off road space and suitability for caravan or motorhome storage, if required. To the rear, the garden enjoys a high degree of privacy, being mainly laid to lawn with a spacious decked terrace and summer house, creating an ideal space for outdoor entertaining and relaxing.

An excellent choice for a wide range of buyers, the property is ideally positioned a short distance from the seafront, local amenities and popular schools.



ENTRANCE HALL

Accessed via a front entrance porch. With loft access, and featuring glazed double doors opening into the lounge.

LOUNGE

17'3" x 13'0" (5.27 x 3.98)

Front aspect reception room with bow window, and modern wall mounted electric fireplace.

DINING KITCHEN

14'7" x 12'8" (4.45 x 3.87)

Measured at widest point.

Fitted with a range of wall and base units, incorporating a built-in oven, gas hob, integrated fridge/freezer, dishwasher and washing machine, and unit housing the gas central heating boiler.

CONSERVATORY

13'4" x 11'1" (4.07 x 3.38)

Additional living space overlooking the rear garden, with French doors opening onto the decked terrace.

BEDROOM 1

10'1" x 9'11" (3.09 x 3.04)

Rear aspect bedroom with a full wall of built-in wardrobes.

BEDROOM 2

9'11" x 8'10" (3.03 x 2.70)

Front aspect bedroom with a built-in wardrobe.

BEDROOM 3/ STUDY

7'10" x 6'11" (2.40 x 2.13)

Versatile rear aspect room with built-in wardrobes.

SHOWER ROOM

10'0" x 4'11" (3.06 x 1.52)

Fitted with a large shower enclosure, vanity unit and WC. Non slip flooring and low maintenance wall panelling.

GARAGE/WORKSHOP

24'11" x 11'4" (7.60 x 3.47)

Extended detached garage with electric operated door.

TENURE

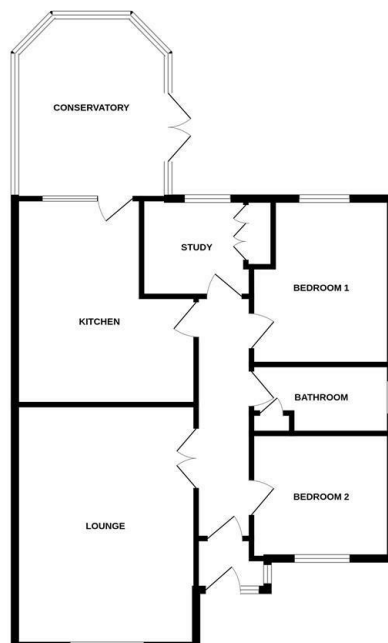
FREEHOLD

COUNCIL TAX

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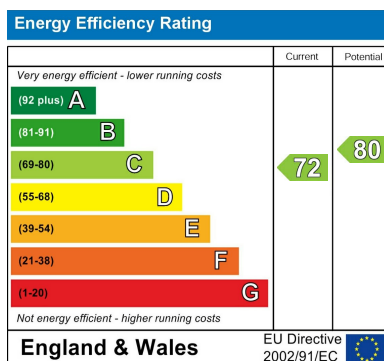


GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq.ft. (86.6 sq.m.) 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.
Made with Homplan 10/2019



Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore