



**28 Philip Avenue, Cleethorpes, North East Lincolnshire, DN35 9DN**  
**£205,000**

## Key Features:

- Two Bedroom Semi Detached Bungalow
- Highly Popular Residential Area of Cleethorpes
- Two Double Bedrooms
- Modern Shower Room
- Open Plan Kitchen/Conservatory
- Separate Lounge
- Spacious Corner Position with Ample Driveway Parking

A well presented two bedroom semi detached bungalow set on a spacious corner position, in this highly popular area of Cleethorpes. Ideally situated close to local shops and amenities, and within easy reach of the town centre and seafront.

The accommodation includes two double bedrooms and a stylish, newly fitted shower room with a walk-in shower. The lounge provides a comfortable living space, while the kitchen is open plan to the conservatory, creating a light-filled area perfect for dining.

Outside, the property offers ample parking space, and a good sized garden, featuring a sheltered side area complete with a bar, offering a perfect setting for outdoor entertaining.



## ENTRANCE HALL

Accessed via a modern composite side entrance door. With loft access via a drop-down ladder.

## LOUNGE

16'3" x 10'6" (4.96 x 3.22)

A front aspect lounge, with a bow window, additional side windows, and ceiling fan.



## KITCHEN

12'6" x 7'11" (3.83 x 2.42)

Fitted with a range of modern gloss units and contrasting work tops incorporating a resin sink. Integrated dishwasher, plumbing for a washing machine, and space for further appliances. Wall mounted gas central heating boiler ('Ideal' Combi approximately 4 years old).

## CONSERVATORY

11'3" x 8'7" (3.44 x 2.63)

Open plan to the kitchen, providing ideal dining space overlooking the rear garden.

## BEDROOM 1

12'5" x 11'7" (3.80 x 3.54)

To front aspect, with a full wall of fitted wardrobes, and ceiling fan/light.

## BEDROOM 2

12'7" x 8'5" (3.84 x 2.59)

To rear aspect, with fitted wardrobes.

## SHOWER ROOM

9'8" x 5'2" (2.96 x 1.58)

Featuring a modern walk-in shower, vanity unit and WC. Heated towel rail, and low maintenance wall panelling.



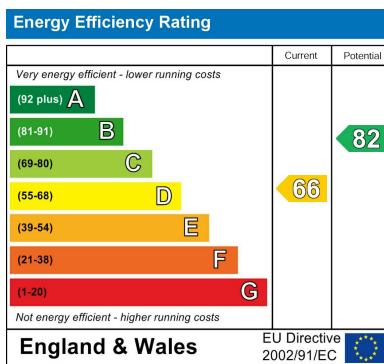
## TENURE

Freehold

## COUNCIL TAX BAND

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## 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

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