



## 1 Meadow View Cleethorpes, North East Lincolnshire DN35 0QU

Situated on a small and exclusive development of retirement properties for the over 55's, is this spacious TWO BEDROOM SEMI DETACHED DORMER BUNGALOW. Situated off Westbury Road in Cleethorpes, the property is within easy access of local bus services, shopping and the Country Park. Being sold with vacant possession with accommodation including. Entrance porch, good sized lounge including an inner hallway and staircase leading up to the first floor, compact fitted kitchen, shower room/wc and a dining room/ground floor bedroom with views over the rear garden. To the first floor there are two good sized bedrooms and a separate wc. Electric central heating system. Double glazing. Assisted living including communal gardens, alarm system, community room for residence functions.

**Offers Around £115,000**

- EXCLUSIVE DEVELOPMENT FOR THE OVER 55'S
- GOOD SIZED LOUNGE
- FITTED KITCHEN
- SHOWER ROOM/WC
- G F DINING ROOM/DOUBLE BEDROOM
- TWO F F BEDROOMS & SEPARATE WC
- ELECTRIC CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL GARDENS
- NO CHAIN



## 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

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

### ENTRANCE PORCH

Approached via a uPVC entrance door having a wooden door leading into:-

### LOUNGE (FRONT)

16'4" x 11'1" (5 x 3.40)

This excellent sized lounge incorporates an inner hallway with a staircase which has a chair lift leading to the first floor. Double glazed window to the front elevation, electric storage heater and a useful understairs storage cupboard. The focal point of this room is the modern cream fire surround inset with an electric fire.



### LOUNGE



### INNER HALLWAY

### KITCHEN (FRONT)

9'10" x 5'10" (3 x 1.8)

Fitted with a range of cream base and wall units having contrasting work surfaces inset with a stainless steel sink unit and having space for a slot in cooker having an extractor fan above. Also including in sale are the washing machine, dishwasher and fridge/freezer. Double glazed window to the front elevation, coving to ceiling and vinyl flooring.



### **DINING ROOM/BEDROOM 3**

*10'7" x 11'1" (3.25 x 3.40)*

The multi functional room could be used as a separate dining room or a ground floor bedroom and has double glazed patio doors which leads out onto the communal rear garden. Coving to ceiling and storage heater.



### **SHOWER ROOM/WC**

*7'1" x 5'10" (2.18 x 1.80)*

This shower room is fitted with a walk in shower area having an electric shower, a pedestal wash hand basin and a low flush wc. Double glazed window, coving to ceiling and an electric radiator. The walls are partly tiled.



### **FIRST FLOOR**

#### **SMALL LANDING**

#### **BEDROOM 1 (FRONT)**

*17'5" x 11'1" (5.33 x 3.38)*

This excellent sized main bedroom has a double glazed window, electric storage heater and is fitted with an excellent range of floor to ceiling wardrobes.



#### **BEDROOM 1**



### **BEDROOM 2 (REAR)**

13'3" x 7'1" (4.06 x 2.18)

Velux window and a useful built in cupboard.



### **SEPARATE WC**

5'6" x 3'8" (1.7 x 1.14)

Having a low flush wc and a pedestal wash hand basin.



### **OUTSIDE**

As previously mentioned the development has communally maintained gardens, No. 1 has an open plan front garden which includes a small lawn together with a paved off road parking area. The rear garden is again lawned with established border of bushes and shrubbery.



### **TENURE - LEASEHOLD**

We are informed by the seller that the tenure of this property is Leasehold for a periods of 125 years from 1st January 1997. In addition there is an service charge of £3086.04 (this could change in future years) which includes, building insurance, garden maintenance, window cleaning and an alarm system to the site manager (not 24 hours) There is a community room which is available for the residences' functions. Confirmation / verification has been requested. Please consult us for further details.

### **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - A

EPC -

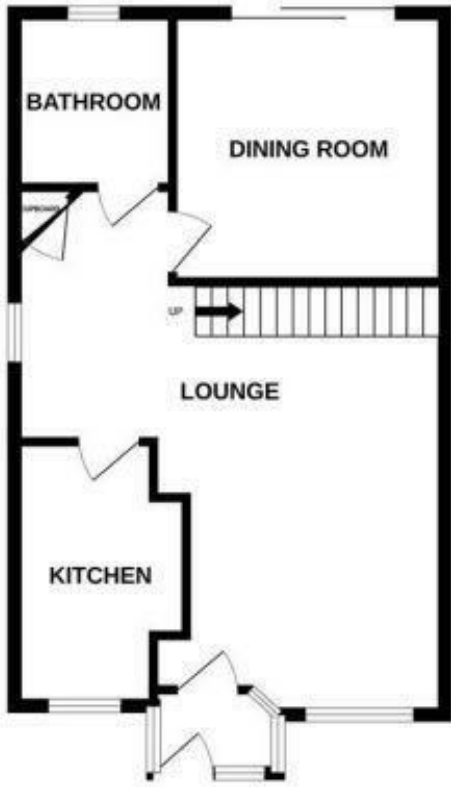
### **VIEWING ARRANGEMENTS**

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

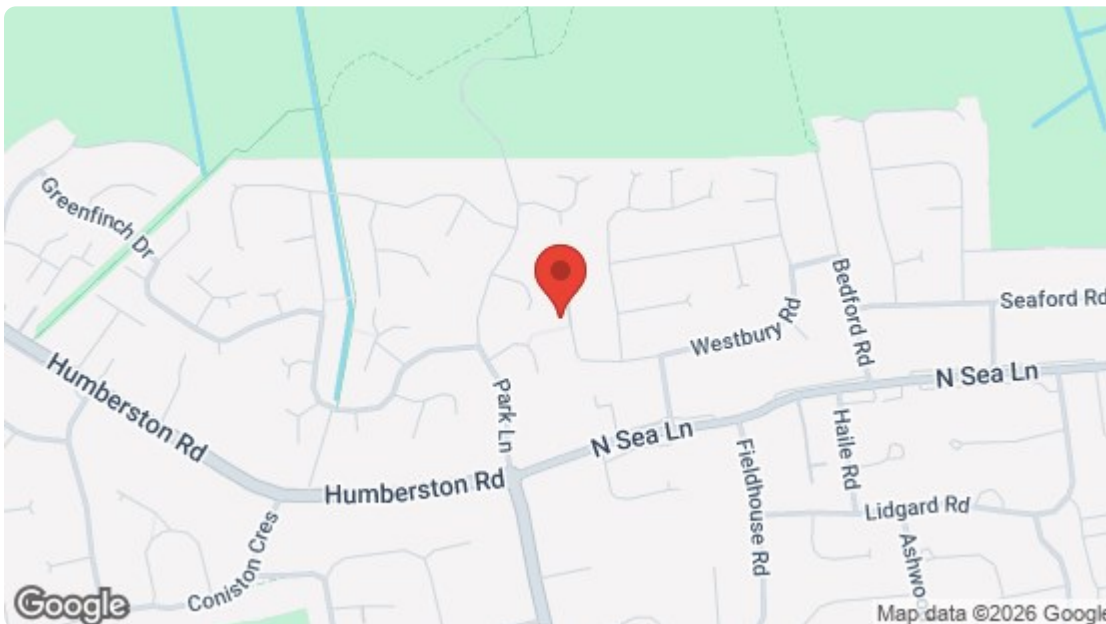
### **OPENING TIMES**

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

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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 firm's 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.