



2 Elwyn Place Cleethorpes, North East Lincolnshire DN35 9QN

BEING SOLD WITH NO FORWARD CHAIN is this superb DETACHED BUNGALOW which stands in superb gardens. The accommodation has been improved by the present owners to now include: Entrance hall, good sized lounge, dining room, modern fitted kitchen with appliances, inner hall with two large double bedrooms one having an en suite shower room plus a second shower room. Gas central heating system. Double glazing. Detached brick garage. Front garden with off road parking plus a larger than average rear garden which includes greenhouse and summerhouse.

£275,000

- NO FORWARD CHAIN
- SUPERB DETACHED BUNGALOW
- LOUNGE & DINING ROOM
- FITTED KITCHEN
- TWO LARGE BEDROOMS
- EN SUITE & SHOWER ROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DETACHED GARAGE
- LOVELY GARDENS



ACCOMMODATION

.

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

.

ENTRANCE PORCH

Approached via a modern black composite entrance door with matching double glazed windows. Tiled floor. Opaque double glazed window and door leads into:-

ENTRANCE HALL

At present the hall is being used as a home office and has floor to ceiling cupboards with sliding doors one of which houses the modern gas fired boiler. Radiator, Wall light point.



LOUNGE (FRONT)

14'11" x 13'1" (4.55 x 3.99)

Having a double glazed window to the front elevation fitted with Plantation shutters and radiator. Wall light point and coving to ceiling. Double doors leads into the dining room.



LOUNGE



DINING ROOM

14'10" x 8'0" (4.54 x 2.44)

Double glazed window, striking laminate flooring and radiator.



KITCHEN

15'7" 8'11" (4.75 2.74)

Fitted with an abundance of pale grey base and wall cupboards incorporating an electric oven and an induction hob having an extractor fan above. The quality Quartz work surfaces with inset sink and has space beneath for washing machine. Vertical radiator. Double glazed window and door. Vertical grey radiator. Laminate flooring. Double glazed window and door.



KITCHEN



INNER HALL

Access to roof.

BEDROOM 1 (REAR)

18'1" x 12'4" (5.52 x 3.76)

This superb principle bedroom has double glazed French door with matching window to the rear which are fitted with Plantation shutters, radiator and a bank of floor to ceiling wardrobes fitted with a matching cupboard unit/dressing table area, by the highly regarded local business 'Haagensen's' Door leads into the en suite.



BEDROOM 1



EN SUITE

7'4" x 5'5" (2.26 x 1.66)

This contemporary styled en suite is fitted with a good sized walk in shower cubicle which is fitted with waterproof wall boarding, together with a vanity unit and low flush wc. The walls are extensively tiled in a contrasting ceramic tile. Illuminated wall mounted mirror above the vanity unit. Radiator, double glazed window and tiled flooring.

BEDROOM 2 (REAR)

17'11" x 12'9" (5.47 x 3.89)

Again fitted with a bank of floor to ceiling wardrobes by 'Haagensen's' having a matching drawer unit/dressing table area. Double glazed French door with a matching window to the side fitted with Plantation shutters.



BEDROOM 2



SHOWER ROOM/WC

9'4" x 6'7" (2.85 x 2.03)

Fitted with a larger than average walk in shower area, vanity unit and a concealed flush wc. The shower area walls are finished in waterproof boarding with the remainder being tiled in white having a contrasting border. Illuminated mirror above the vanity unit. Tiled flooring. Radiator and double glazed window.



OUTSIDE



DETACHED BRICK GARAGE

20'0" x 9'3" (6.1 x 2.82)

Having an electric remote controlled roller door light and power.



ELECTRIC VEHICLE CHARGER

Included in the sale is an electric vehicle car charger which has been installed on the side of the bungalow close to the driveway.

THE GARDENS

As previously mentioned the property stands on a good sized plot with the fore garden and driveway being concreted edged with block paving, the remainder of this garden contains a small lawn inset with an established tree. The concrete driveway leads to the garage and at the rear which provides parking for numerous vehicles. The rear garden is accessed via two high security gates and has a large concrete patio ideal for Alfresco dining with the remainder planted with number bushes and shrubbery and included in the sale are the summerhouse and greenhouse. Outside tap.



THE GARDENS



SUMMERHOUSE



GREENHOUSE



COUNCIL TAX BAND & EPC RATING

Council Tax Band -
EPC -

TENURE - FREEHOLD

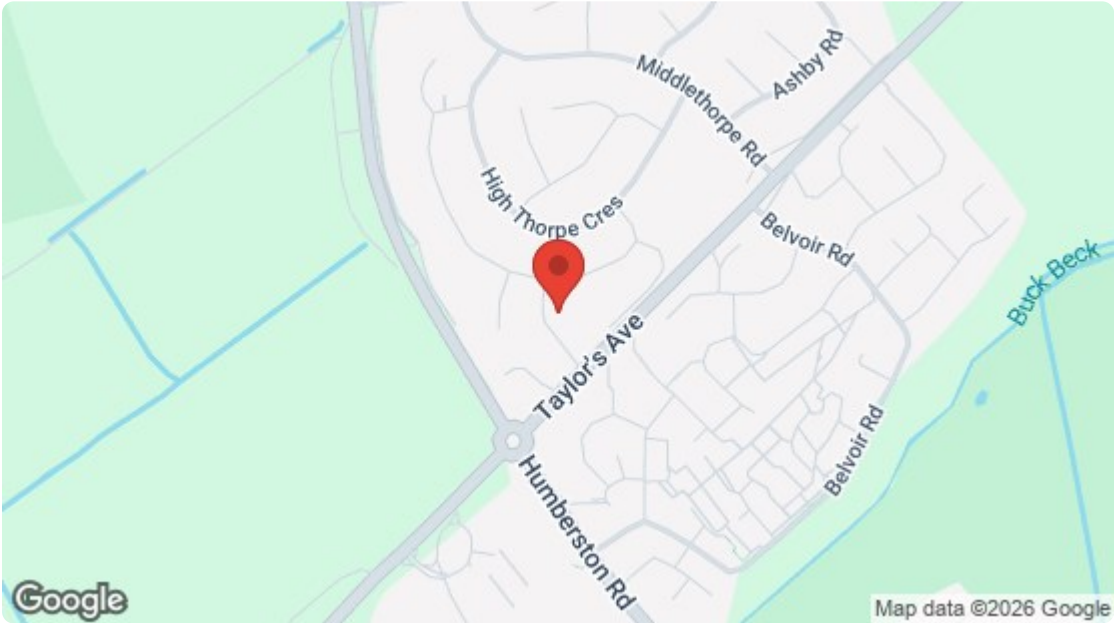
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.