



75 Seaford Road Cleethorpes, North East Lincolnshire DN35 0NE

Standing on a wide plot and having the benefit of two driveways is the spacious THREE BEDROOM DETACHED BUNGALOW. Seaford Road is located off North Sea Lane therefore ideally situated for access to the Country Park, local shops and bus services. The accommodation includes: Wide entrance hall, good sized lounge, fitted kitchen/breakfast room, three bedrooms and a bathroom/wc. Gas central heating system. Double glazing. Detached brick garage. Well stocked front and rear gardens. NO CHAIN.

£235,000

- WIDE PLOT WITH TWO DRIVEWAYS
- DETACHED BUNGALOW
- GOOD SIZED LOUNGE
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- CLOAKS/WC
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- BRICK GARAGE & WELL STOCKED 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

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

ENTRANCE HALL

Approached via a double glazed entrance door, this welcoming hallway has radiator, coving and access to ceiling. Floor to ceiling cupboard which houses the hot water cylinder.



LOUNGE (FRONT)

16'9" x 11'2" (5.11 x 3.42)

Double glazed window to the front elevation over Seaford Road together with radiator and coving to ceiling. The focal point of this room is the modern fire surround inset with a living flame gas fire.



LOUNGE



KITCHEN/BREAKFAST ROOM

10'11" x 13'4" (3.34 x 4.07)

Fitted with an excellent range of Limed oak base and wall cupboards incorporating glass fronted display cabinets and a matching dresser unit. Included in the sale is the electric oven, gas hob having an extractor above. The contrasting work surfaces are inset with a resin sink unit and has space beneath for fridge etc. Under the counter Baxi gas central heating boiler. Tiled splash backs. Double glazed window and door.



KITCHEN/BREAKFAST ROOM



SIDE ENTRANCE

Again accessed via a uPVC entrance door which has a useful pantry cupboard. Door leads into:-

CLOAKS/WC

Fitted with a low flush wc and a wall mounted sink. Double glazed window. Radiator.

BEDROOM 1 (REAR)

13'1" x 10'11" (4 x 3.35)

Double glazed window. Radiator. Coving to ceiling.



BEDROOM 2 (FRONT)

13'1" x 11'2" (4 x 3.41)

Double glazed window, radiator and coving to ceiling.



BEDROOM 3 (FRONT)

8'0" x 7'11" (2.45 x 2.42)

Double glazed window, radiator and coving to ceiling.



BATHROOM.WC

7'9" x 7'10" (2.38 x 2.41)

Fitted with a coloured suite including a panelled bath, a pedestal wash hand basin and a low flush wc. Extensively tiled walls. Vinyl flooring. Radiator. Double glazed window.



OUTSIDE



DETACHED BRICK GARAGE

17'9" x 8'3" (5.42 x 2.52)

Up and over door to the front.

THE GARDENS

As previously mentioned the property stands in well stocked front and rear garden and No 75 has the benefit of two separate driveways either side of the bungalow. The front garden is set behind a small brick walls and contains a lawned edged with an abundance of bushes and shrubbery. The rear garden again has a lawn with borders of superb bushes and shrubbery which also includes a crazy paved seating area.



THE GARDENS



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 - C

EPC -

OPENING TIMES

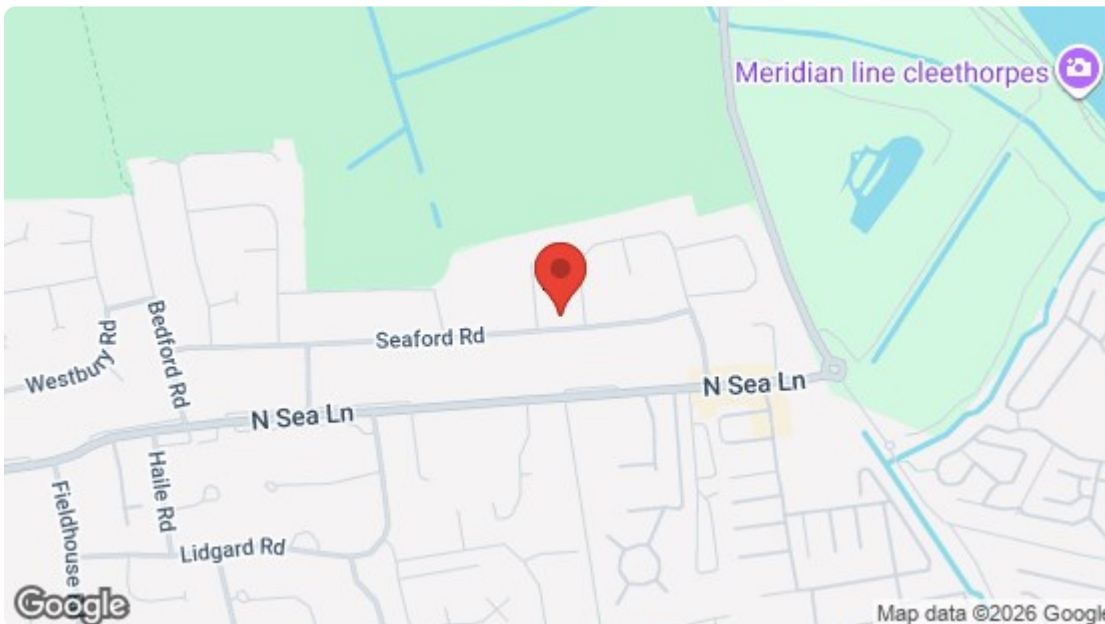
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

Approx. 80.4 sq. metres (865.1 sq. feet)



Total area: approx. 80.4 sq. metres (865.1 sq. feet)



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			
			76
		54	
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.