



**33 Bedford Road, Cleethorpes, DN35 0PZ**  
**£260,000**

## Key Features:

- Detached Three Bedroom Bungalow
- Highly Popular Cleethorpes Location
- Spacious & Versatile Accommodation
- Lounge With Feature Media Wall
- Modern Fitted Kitchen
- Dining Conservatory
- Shower Room
- Low Maintenance Gardens
- Large Detached Garage/Workshop



A detached three bedroom bungalow set within one of Cleethorpes' most sought after residential areas, moments from Cleethorpes Country Park and easy reach of the seafront, golf club and local amenities.

Well presented, the property offers spacious and versatile accommodation, including a bay fronted lounge with feature media wall, and a modern fitted kitchen opening into a conservatory, ideal for dining. There's a well-appointed shower room, a rear aspect main bedroom, and two further bedrooms providing flexibility, equally suited for family living, home working or guest accommodation.

Outside, the bungalow is complemented by low maintenance gardens, a large detached garage, and ample driveway parking with an EV charging point, adding to the practicality of this well-located home.



## ENTRANCE HALL

Accessed via a modern composite front entrance door. L-shaped with fitted storage cupboards, and access to the loft via a drop-down ladder.

## LOUNGE

15'7" x 14'11" (4.75 x 4.57)

A bay fronted lounge, with feature media wall incorporating a modern electric fire.

## KITCHEN

14'1" x 8'8" (4.31 x 2.65)

Fitted with a range of grey shaker style units, with contrasting worktops, Belfast sink, slot in gas cooker, integrated fridge/freezer and dishwasher, and plumbing for a washing machine. Unit housing the gas central heating boiler. Open archway leading into:-



## CONSERVATORY

9'5" x 9'1" (2.88 x 2.78)

Suitable for year-round use, with insulated roof, and access onto the rear garden.



## BEDROOM 1

11'11" x 9'11" (3.65 x 3.03)

To rear aspect, with a full wall of built-in wardrobes.

## BEDROOM 2

9'10" x 9'5" (3.02 x 2.89)

A second double bedroom, to side aspect.

## BEDROOM 3

8'8" x 7'0" (2.66 x 2.14)

To side aspect.

## SHOWER ROOM

9'10" x 6'4" (3.00 x 1.95)

Featuring a large walk-in shower, WC, and range of fitted storage incorporating a wash basin.



## OUTSIDE

The property is approached by a brick edged driveway providing ample parking (with EV charging point), and continuing to the detached garage. The gardens are mainly laid to artificial lawn, with patio areas.

## GARAGE

19'8" x 12'4" (6.00 x 3.76)

A detached garage/workshop, with electric front door, and side pedestrian door.

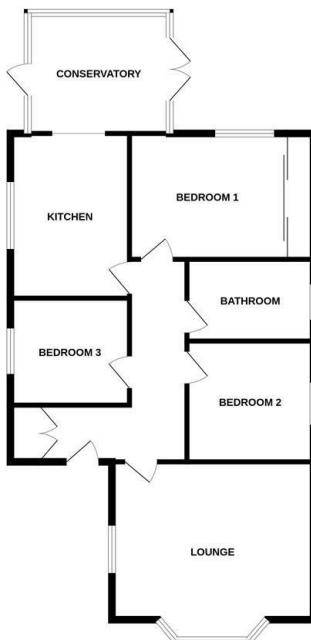


## COUNCIL TAX BAND

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## TENURE

Freehold



TOTAL FLOOR AREA: 921 sq.ft. (85.6 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 inaccuracy. The floorplan is for guidance only and is not to scale. It is not intended for planning purposes. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

## 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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