

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 13 KINGS MEWS, CLEETHORPES

**PURCHASE PRICE £169,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£169,950

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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## 13 KINGS MEWS, CLEETHORPES

Nestled in the charming Kings Mews of Cleethorpes, this delightful end terrace bungalow offers a wonderful opportunity for those seeking a comfortable and well-presented home. With no chain involved, this property is ready for you to move in and enjoy.

The bungalow boasts two reception rooms, providing ample space for relaxation and entertainment. The modern fitted kitchen is perfect for culinary enthusiasts, while the inviting lounge serves as a warm gathering spot. The property features two bedrooms, including a main bedroom with a convenient dressing room, and a versatile sitting room that can easily serve as a second bedroom. The contemporary shower room adds to the practicality of the home.

One of the standout features of this property is the lovely conservatory, which invites natural light and offers a serene space to unwind. The double glazing and gas central heating ensure comfort throughout the seasons.

Outside, you will find a good size rear garden, ideal for gardening enthusiasts or simply enjoying the fresh air. Additionally, the property includes two allocated parking spaces, providing convenience for you and your guests.

Situated within walking distance of the stunning sea front, this bungalow is perfectly located for those who appreciate coastal living. Viewing is essential to fully appreciate the charm and potential of this lovely home. Don't miss out on the chance to make this delightful bungalow your own.

### **LOUNGE**

13'8 x 10'6 (4.17m x 3.20m)

Through a u.PVC double glazed door into the lounge with a u.PVC double glazed bow window, a feature fire surround with a marble effect back and hearth and an electric log burner. A central heating radiator, laminate to the floor, a light and coving to the ceiling.



## 13 KINGS MEWS, CLEETHORPES

### LOUNGE



### KITCHEN

8'11 x 8'4 (2.72m x 2.54m)

The kitchen with a range of pale green wall and base units, contrasting work surfaces and reveals incorporating a stainless steel sink unit and a chrome mixer tap. A housed electric oven, an induction hob with a stainless steel extractor fan above. There is plumbing for a washing machine, space for an under counter fridge and freezer. Tile effect laminate to the floor, spotlights and loft access to the ceiling.



## 13 KINGS MEWS, CLEETHORPES

### KITCHEN



### SITTING ROOM/BEDROOM 2

11'2 x 9'10 (3.40m x 3.00m)

With sliding patio doors leading to the conservatory, built in wardrobes and a light to the ceiling. There is a built in cupboard with a central heating radiator.



## 13 KINGS MEWS, CLEETHORPES

### CONSERVATORY

23'10 x 7'10 (7.26m x 2.39m)

The conservatory runs across the back of the property and has u.PVC double glazed windows and a door, a central heating radiator, laminate to the floor and spotlights to the ceiling.



### CONSERVATORY



## 13 KINGS MEWS, CLEETHORPES

### **SHOWER ROOM**

4'8 x 7'5 (1.42m x 2.26m)

With a white vanity sink unit and a chrome mixer tap, a shower enclosure with a Triton electric shower and a toilet. Fully tiled walls, a central heating radiator, tile effect laminate to the floor and spotlights to the ceiling.



### **BEDROOM 1**

10'5 x 9'6 (3.18m x 2.90m)

This double bedroom with u.PVC double glazed sliding doors leading to the conservatory, a central heating radiator and a light to the ceiling.



## 13 KINGS MEWS, CLEETHORPES

### **BEDROOM 1**



### **DRESSING ROOM**

10'4 x 7'2 (3.15m x 2.18m)

With a u.PVC double glazed window, a range of fitted wardrobes, a central heating radiator, a light and loft access to the ceiling. There is a built in cupboard housing the central heating boiler.



## 13 KINGS MEWS, CLEETHORPES

### OUTSIDE

To the front of the property is a block-paved cul-de-sac with two allocated parking space and a paved front garden. This could provide potential for extra parking.

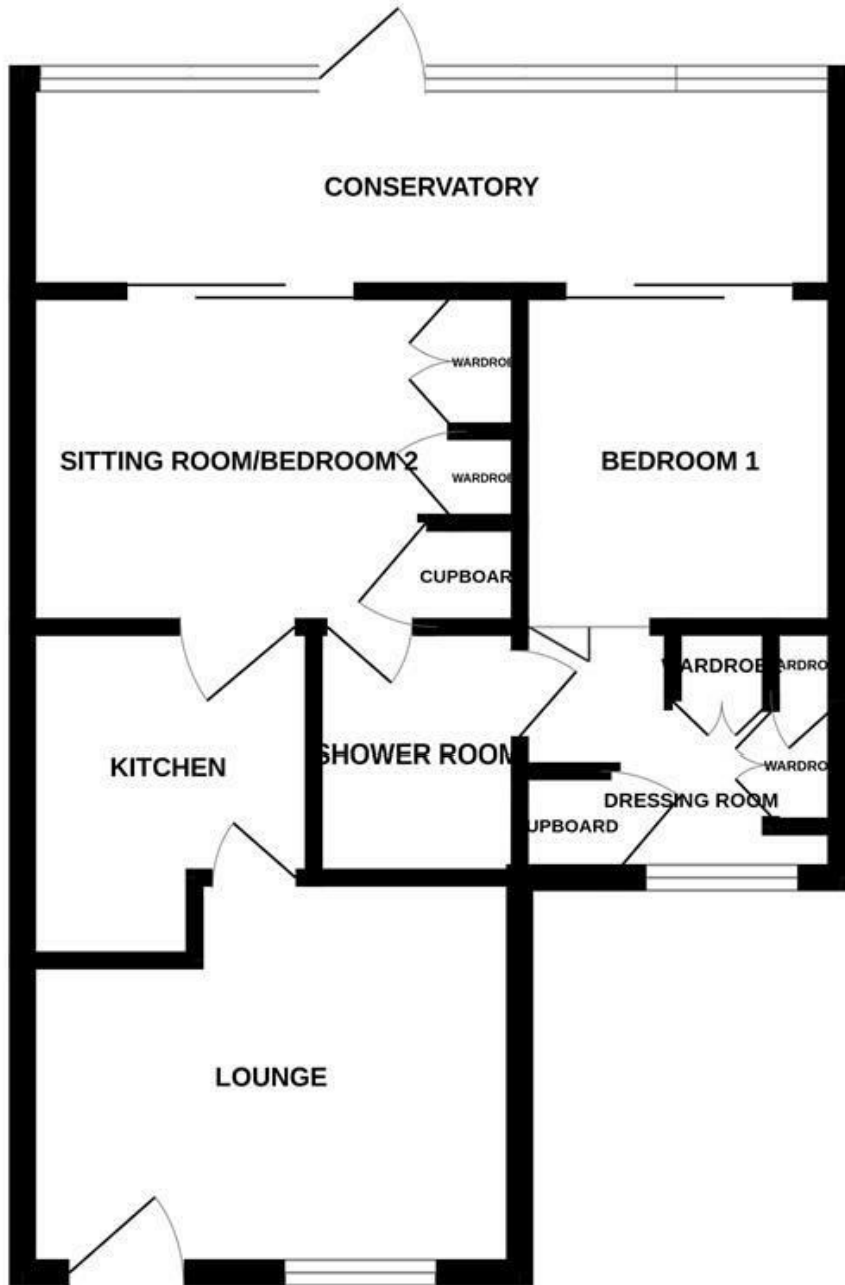
The rear garden has a fenced boundary and is laid to lawn with established raised beds. There is a patio area and a timber shed.



### OUTSIDE




# GROUND FLOOR




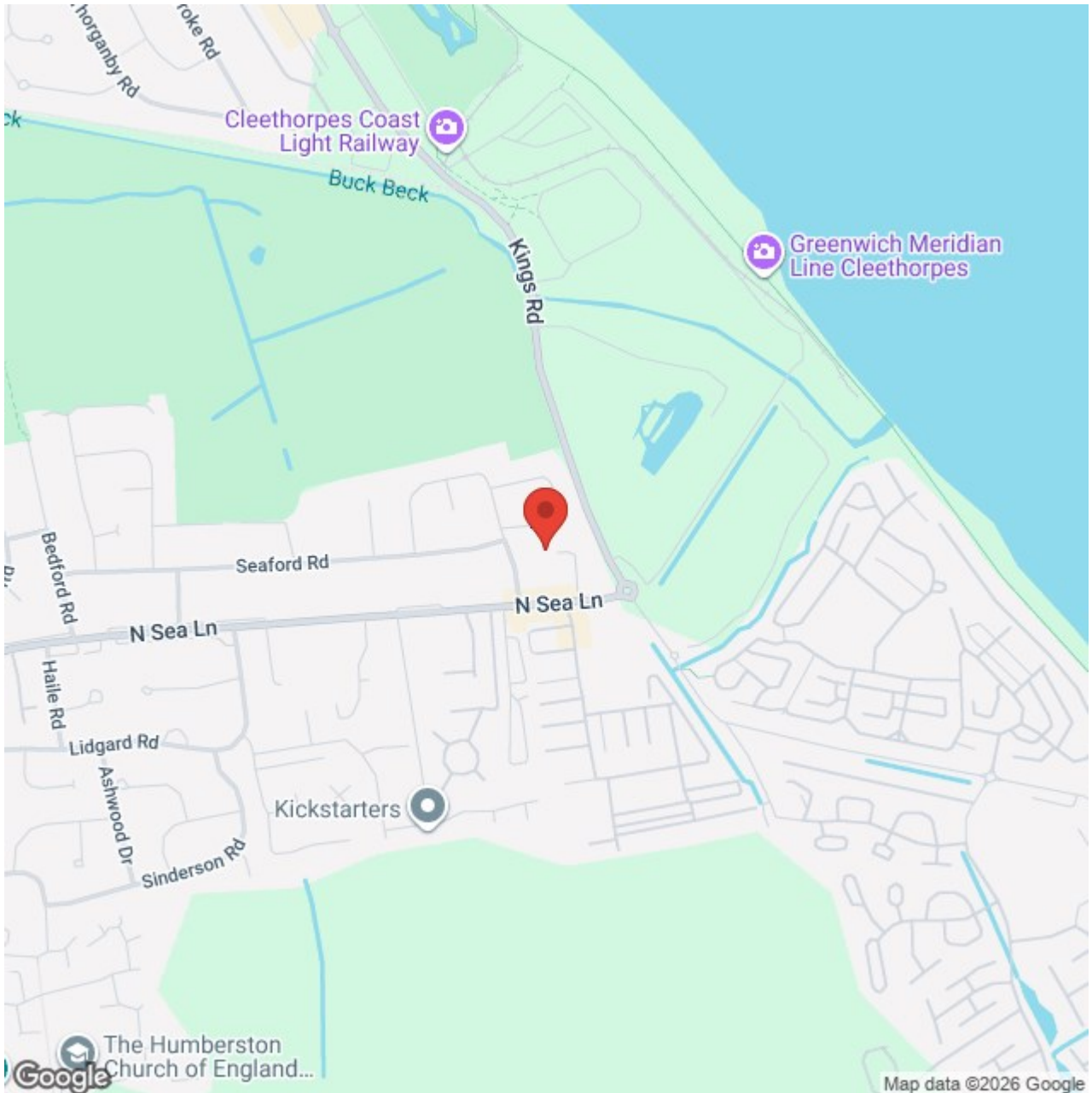
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(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	



## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee of £495 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland