



## 1 BILLINGHAY COURT

CLEETHORPES, DN35 0JU

**£225,000**  
**FREEHOLD**

Three-bedroom detached bungalow occupying a generous corner plot in a quiet and desirable area of Cleethorpes, close to Cleethorpes Country Park. Offering spacious accommodation, driveway, garage, good-sized gardens, and a recently renovated bathroom.



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01724 642002

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## DESCRIPTION

Situated on a generous corner plot in a highly desirable area of Cleethorpes, this three-bedroom detached bungalow offers spacious single-level living in a peaceful and sought-after location, just moments from Cleethorpes Country Park.

The property benefits from a recently renovated bathroom along with new flooring and carpets in parts of the home, offering comfortable accommodation with well-proportioned living space throughout.

Externally, the bungalow enjoys a good-sized private garden, ideal for outdoor enjoyment, together with a driveway providing ample off-road parking and a detached garage.

Located within easy reach of local amenities, scenic walks, and transport links, this property offers an excellent opportunity in an enviable setting. Early viewing is highly recommended.

## ENTRANCE HALLWAY

## KITCHEN

## LOUNGE

## BATHROOM

## BEDROOM ONE

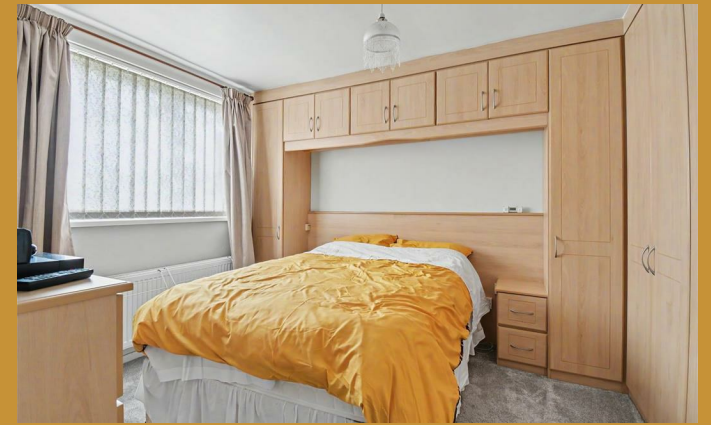
## BEDROOM TWO

## BEDROOM THREE

## GARDENS, GARAGE & DRIVEWAY



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### **ADDITIONAL INFORMATION**

**Local Authority –**

**Council Tax – Band C**

**Viewings – By Appointment Only**

**Floor Area – sq ft**

**Tenure – Freehold**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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