



## 112 Seaford Road Cleethorpes, North East Lincolnshire DN35 0NW

An immaculately presented THREE BEDROOM DETACHED BUNGALOW which stands in SOUTH FACING REAR GARDENS. The existing owners have substantially upgraded the bungalow over the years to include: double glazing, boiler and radiators, kitchen and shower room and to fully appreciate this home an internal inspection is strongly recommended. The accommodation includes: Entrance hall, cloaks/wc, good sized lounge, modern fitted dining kitchen, utility room, three bedrooms, conservatory and a contemporary styled shower room/wc. Gas central heating system. Double glazing. Detached brick garage. Well kept gardens with an excellent driveway which provides additional off road parking.

**£249,950**

- IMMACULATELY PRESENTED DETACHED BUNGALOW
- CLOSE TO SHOPS, REGULAR BUS SERVICES ETC
- WALKING DISTANCE OF THE BEACH
- LOUNGE
- DINING KITCHEN
- THREE BEDROOMS
- SHOWER ROOM & CLOAKS/WC
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- DETACHED GARAGE
- SOUTH FACING REAR GARDEN



## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR ONLY

### ENTRANCE HALL

Approached via a modern white composite entrance door with double glazed side lights, this entrance hall has a striking patterned tiled floor, radiator, coving to ceiling and fitted cupboard with louvered doors.



### CLOAKS/WC

Being fitted with a concealed wc and a corner vanity unit. Wall mounted modern Ideal gas fired boiler, double glazed window together with waterproof wall boarding and a dark laminate floor.



### LOUNGE (FRONT)

16'2" x 11'6" (4.94 x 3.51)

An excellent sized formal lounge which has a double glazed bay window to the front elevation, fitted dado rail and radiator. The focal point of this room is the modern white fire surround which is inset with an electric fire.



## LOUNGE

### FITTED KITCHEN

12'4" x 9'10" (3.76 x 3.02)

The kitchen area is fitted with a superb range of cream high gloss base and wall cupboards incorporated an integrated dishwasher plus a built in electric oven, an induction hob having a stainless steel extractor fan above. The contrasting dark work surfaces are inset with a resin sink unit having grey mottled waterproof boarding above. Tiled flooring. Double glazed window and door which leads into the utility area.



### FITTED KITCHEN



### DINING ROOM

9'7" x 8'10" (2.93 x 2.71)

With open access from the kitchen the dining room has a double glazed window to the rear elevation and radiator.



### UTILITY ROOM

11'10" x 3'4" (3.61 x 1.04)

This useful utility room is access is from the kitchen and is fitted with matching cream units which provides excellent additional storage. Double glazed windows and doors.



### INNER HALLWAY

Access to roof space.

### **BEDROOM 1 (REAR)**

11'10" x 11'4" (3.62 x 3.47)

Double glazed window to the rear elevation, radiator and coving to ceiling.



### **BEDROOM 2 (REAR)**

11'5" x 9'1" (3.49 x 2.78)

Coving to ceiling, radiator and double glazed french doors which opens into the conservatory.



### **BEDROOM 3 (REAR)**

8'4" x 6'8" (2.55 x 2.05)



### **CONSERVATORY**

10'0" x 7'6" (3.06 x 2.30)

This lovely addition has double glazed windows, ceiling together with french doors which opens onto the rear garden. Radiator and a tiled floor.



## CONSERVATORY



## SHOWER ROOM/WC

6'7" x 5'4" (2.01 x 1.63)

This stylish shower room is fitted with a shower cubicle having twin shower heads and a glass screen plus a dark grey vanity unit comprising a concealed wc and a semi recessed sink having cupboards below. The walls are finished in a complementary grey waterproof wall boarding. Grey vertical radiator. Double glazed windows. Inset spot lights to ceiling. Laminate flooring.



## OUTSIDE



## DETACHED BRICK GARAGE

17'10" x 8'4" (5.44 x 2.55)

Having an electric door to the front plus a double glazed window and door to the side. Light and power.

## THE GARDENS

The property stands in well maintained front and rear gardens, the fore garden is set behind a small brick wall having double black wrought iron gates leading onto the excellent driveway way which is concrete edged with red blocks. The remainder of the garden is lawned edged with spring flowers. The rear SOUTH FACING rear garden is again lawned with planted borders together with a paved patio area ideal for Alfresco dining.



## THE GARDENS



## 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

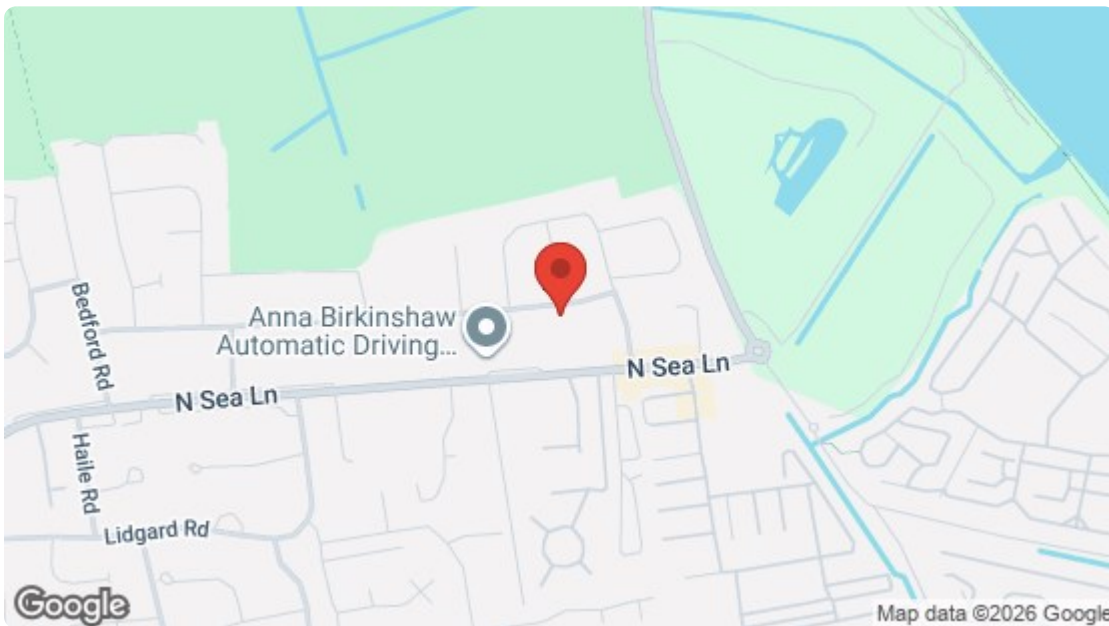
EPC -



## 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) <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 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 	

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 firm's 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.