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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Warwick Road

Cleethorpes
DN35 9EX

Offers in the Region Of £190,000

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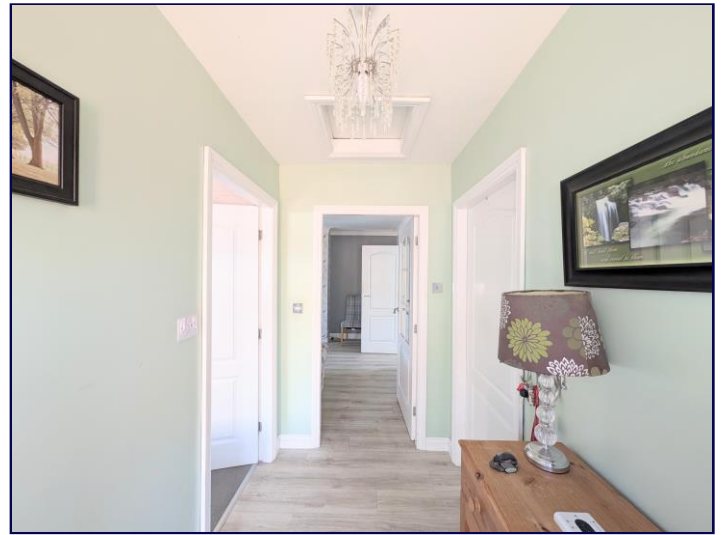
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Property Introduction

Situated in a well-established residential area of Cleethorpes, this extended semi-detached bungalow offers spacious and versatile accommodation, thoughtfully adapted to provide wheelchair-friendly living throughout. Presented to a good standard and ready for immediate occupation, the property is ideal for those seeking comfortable single-level living with practical accessibility features. The accommodation centres around a welcoming lounge, providing a comfortable space to relax and entertain. The modern fitted kitchen is fitted with a range of contemporary units and work surfaces, offering both style and practicality. There are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, providing excellent storage solutions. A particular highlight of the property is the spacious four-piece bathroom suite, comprising a bath, separate shower enclosure, wash basin and WC, designed to cater for modern living. Externally, the property enjoys low-maintenance gardens to both the front and rear, making it an excellent choice for those wishing to minimise upkeep. A driveway provides ample off-road parking and leads to a detached single garage situated within the rear garden, offering further storage or workshop potential. The rear garden also features an attractive summer house with power connected, creating a versatile space that could be utilised as a hobby room, home office, entertaining area or peaceful retreat. Combining accessible accommodation with modern fixtures, practical outdoor space and excellent ancillary facilities, this delightful bungalow presents an outstanding opportunity for downsizers, retirees and those seeking

wheelchair-friendly living. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

Entrance Hall

Entering the property reveals the entrance hall with access to the loft and LVT flooring.

Lounge

The lounge has double doors to the dining room and bedroom one along with a radiator and LVT flooring.

Dining Room

The dining room has a door with a window either side to the rear elevation, a radiator and LVT flooring.

Kitchen

The kitchen has a window to the rear elevation, a radiator and LVT flooring. There is also a modern fitted kitchen with an inset sink, dish washer, washing machine, electric oven and induction hob. There is also a built in cupboard with the boiler inside.

Bedroom One

Bedroom one has a window to the front elevation, a radiator and LVT flooring. There is also a wall of quality fitted wardrobes.

Bedroom Two

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

The bathroom has an opaque window to the side elevation, fully tiled walls. a radiator and a FOUR piece suite with a WC, basin, fitted storage, a bath and an electric shower.

Summer House

With double doors, dual aspect windows and electrics.

Garage

The garage has an up and over door and window to the side.

Outside

With low maintenance gardens to the front and rear. There is also a driveway for off road parking which continues into the rear garden through gate.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

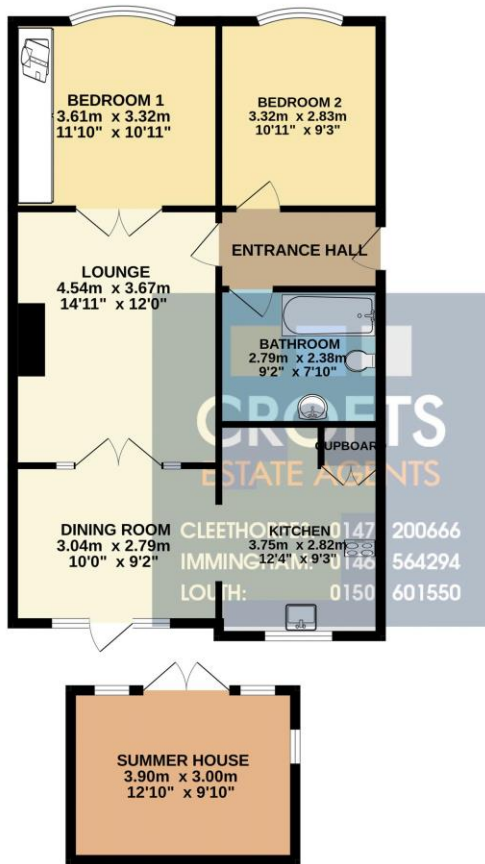
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR
80.6 sq.m. (867 sq.ft.) approx.



TOTAL FLOOR AREA: 80.6 sq.m. (867 sq.ft.) 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 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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