



**12 Heythrop Road, Cleethorpes, North East Lincolnshire, DN35 0TY**  
**£350,000**

## Key Features:

- Superb Three Bedroom Detached Bungalow
- Highly Regarded Residential Area
- Spacious & Versatile Accommodation
- Dining Kitchen & Separate Utility
- Lounge & Conservatory
- Principal Bedroom with En Suite Shower Room
- Family Bathroom
- Generous, Private Rear Garden
- Ample Driveway Parking
- No Forward Chain

Situated within one of Cleethorpes' most sought-after residential settings, this three bedroom detached bungalow offers beautifully proportioned and versatile accommodation, ideally suited to those seeking the ease and comfort of single-storey living without compromising on space. Offered for sale with no forward chain, the property is conveniently placed for a wide range of local amenities and within easy reach of the seafront.

A welcoming entrance hall leads through double doors into the generous front aspect lounge, while the dining kitchen is fitted with a large range of units and integrated appliances, including an oven, gas hob, fridge/freezer and washer/dryer, together with ample space for dining.

A separate utility room adds further practicality and opens into the conservatory, creating an additional reception space with pleasant views across the garden.

The accommodation further comprises a spacious rear-facing principal bedroom with fitted wardrobes and an en suite shower room, a second double bedroom also benefiting from fitted wardrobes, a flexible third bedroom/study, and a family bathroom.

All rear-facing rooms enjoy French doors opening directly onto the garden, creating a wonderful connection with the outdoor space and allowing an abundance of natural light to flow throughout. Externally, the property benefits from ample driveway parking. The standout feature is the exceptionally spacious and private rear garden, incorporating a lawn, well-stocked flowerbeds and borders, together with patio and decked seating areas, creating a wonderful space for outdoor dining, entertaining and relaxation. Offering immaculately presented accommodation, practical living space and an enviable location close to both everyday amenities and Cleethorpes' popular seafront, this is a superb opportunity to acquire a detached bungalow in one of the area's most desirable residential locations. Viewing Highly Recommended.



**LOUNGE**  
16'8" x 11'7" (5.10 x 3.55)

**DINING KITCHEN**  
12'11" x 12'9" (3.96 x 3.90)

**UTILITY**  
8'0" x 5'2" (2.44 x 1.59)

**CONSERVATORY**  
13'0" x 8'2" (3.98 x 2.51)

**BEDROOM 1**  
22'8" x 11'3" (6.93 x 3.45)

**EN-SUITE SHOWER ROOM**  
8'3" x 5'5" (2.53 x 1.66)

**BEDROOM 2**  
13'11" x 8'5" (4.25 x 2.59)

**BEDROOM 3**  
11'1" x 9'5" (3.40 x 2.89)

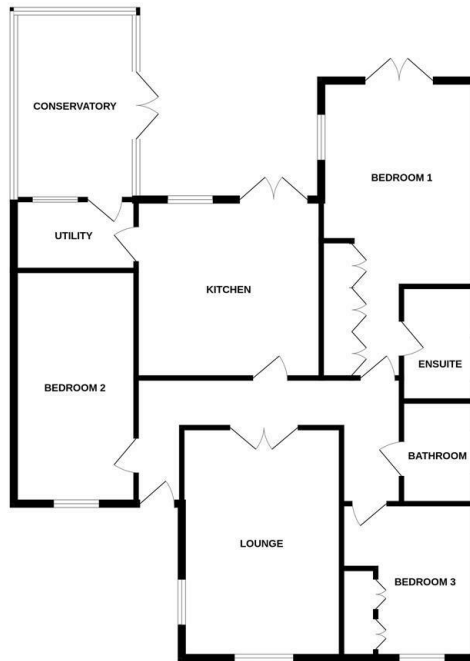
**BATHROOM**  
7'3" x 5'5" (2.23 x 1.66)

**TENURE**  
Freehold

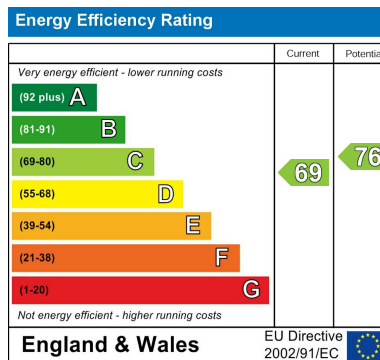
**COUNCIL TAX BAND**  
C



GROUND FLOOR  
1211 sq.ft. (112.5 sq.m.) approx.



TOTAL FLOOR AREA: 1211 sq.ft. (112.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint contained herein, 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.  
Made with Measure 12/08



## 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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore