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Clare Court, Cambridge Park, Grimsby



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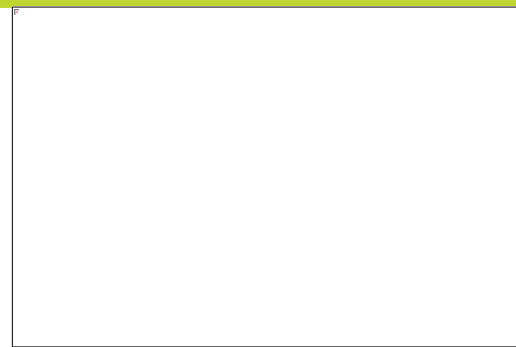
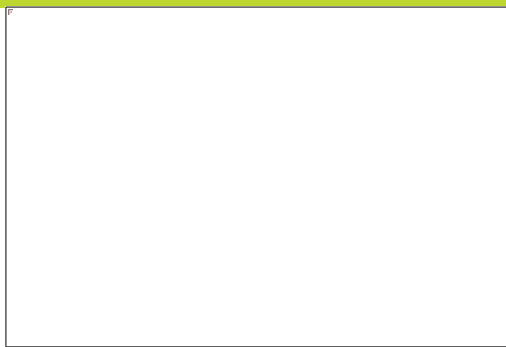
£89,950



This immaculate over-55s bungalow offers a blend of independent living with warden / pull cord support, featuring a well-proportioned bedroom, equipped kitchen, spacious reception room, community amenities, and tranquil gardens, all conveniently located

### Key Features

- Bungalow For the Over 55's
- Immaculate Condition
- Pull Cord Assisted
- Kitchen & Shower Room
- Spacious Lounge & Bedroom
- No Chain
- EPC rating E
- Tenure: Leasehold



We are delighted to present this immaculate bungalow for sale, ideally suited for those over the age of 55. This property is not just a home, it's a lifestyle choice. It offers a perfect blend of independent living with the reassurance of being Warden/emergency pull cord assisted, providing assistance when needed.

The bungalow boasts one well-proportioned bedroom, complete with built-in wardrobes, offering ample storage space. The bathroom is neatly appointed with a heated towel rail, a shower, sink, and WC.

The kitchen is well-equipped with an oven and hob, a sink, and has plumbing for a washer. A spacious reception room with a sliding door leading to the outside patio area, allows a great deal of natural light to flood the living space.

This property is part of an over 55 development and benefits from a community room, ideal for socialising with neighbours. The communal gardens are well-maintained and provide a tranquil space for relaxation. Resident parking is also available, adding to the convenience.

A couple of unique features of this property are the Electric Storage Heaters and uPVC double-glazed windows, ensuring energy efficiency. The property is being sold with no onward chain.

Located close to public transport links and local amenities, lovely walking routes, making it an ideal place for those who enjoy outdoor activities.

## Measurements

Lounge 4.93m X 3.18m  
Kitchen 2.48m X 2.36m  
Bedroom 3.32m X 3.90m  
Shower Room 2.29m X 1.95m

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile and broadband

It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) to review available Wi-Fi speeds and mobile connectivity at the property.

## Ground Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanUp.



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01472 251918

[grimsby@lovelle.co.uk](mailto:grimsby@lovelle.co.uk)