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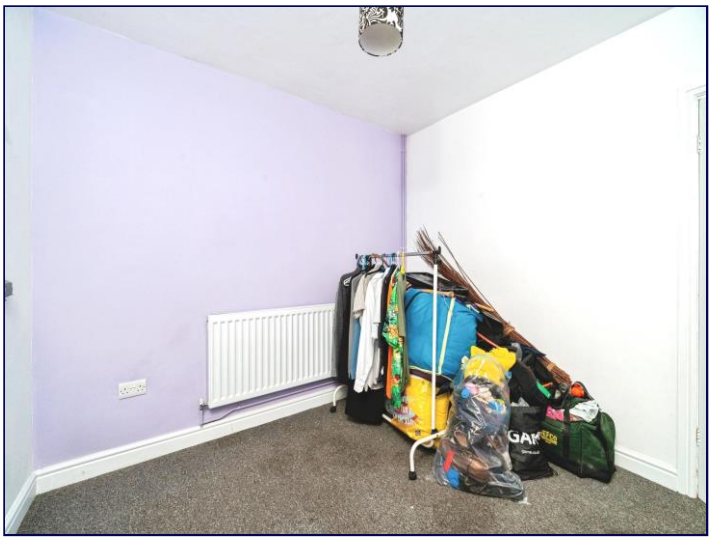
Cleethorpes
DN35 9BZ

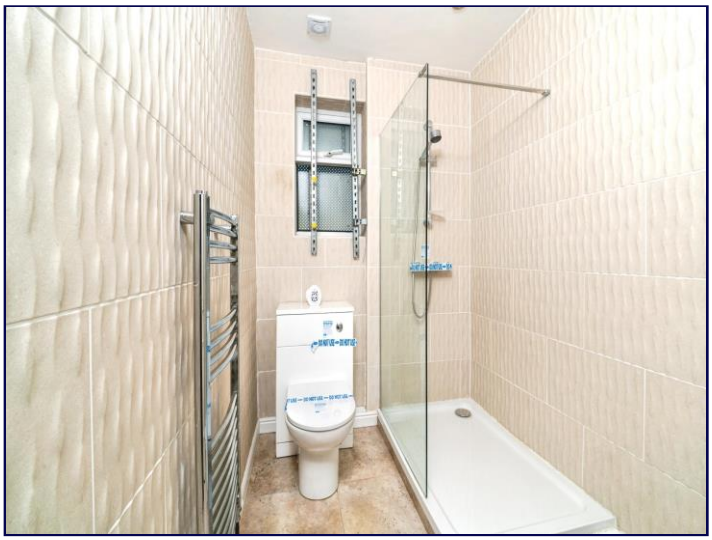
£180,000

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Property Introduction
Situated on a generous plot within a popular residential area of Cleethorpes, this attractive three bedroom semi-detached dormer bungalow offers spacious and versatile accommodation, ideal for a variety of buyers. The property features a bright bay-fronted lounge with a charming multi-fuel burner, a stylish modern kitchen/dining room overlooking the rear garden, two ground-floor bedrooms and a contemporary shower room. A further double bedroom occupies the first floor, providing excellent flexibility. Externally, a driveway and detached garage provide ample parking, whilst the well proportioned rear garden is a standout feature, offering excellent privacy, mature planting, lawned areas and seating spaces perfect for relaxing and entertaining. Gas central heating and uPVC double glazing. A fantastic home combining comfort, space and outdoor living in a sought-after Cleethorpes location. Early viewing is highly recommended.

Entrance Hallway

A welcoming entrance hallway finished in a contemporary style, featuring neutral décor and attractive tiled flooring. The space provides access to the ground floor accommodation and benefits from a staircase rising to the first floor with carpeted treads and decorative balustrade. A uPVC entrance door allows plenty of natural light into the space, while a wall-mounted radiator ensures year-round comfort. The hallway offers a bright and practical first impression of the home.

Living Room
12' 1" x 11' 11" (3.69m x 3.64m)
A well-proportioned reception room featuring a charming brick-built fireplace with inset stove, creating an attractive focal point. The room benefits from a large walk-in bay window to the front elevation, allowing for an abundance of natural light, while neutral décor and tiled flooring enhance the sense of space. Offering ample room for lounge furnishings, this comfortable living area is ideal for both everyday family life and entertaining.

Kitchen Dining Room
8' 0" x 16' 4" (2.45m x 4.98m)
A spacious and stylish dining kitchen fitted with a modern range of shaker-style wall and base units complemented by wood-effect work surfaces and contemporary tiled splashbacks. Incorporating an inset sink unit, integrated electric oven with hob and stainless steel extractor canopy over, together with ample preparation and storage space. The room is enhanced by recessed ceiling lighting, tiled flooring and neutral décor throughout. Open through to a generous dining/sitting area with glazed doors and windows overlooking the rear garden, creating a bright and sociable space ideal for both everyday family living and entertaining.

Bedroom 1
9' 11" x 9' 11" (3.03m x 3.03m)
Double glazed window to the rear elevation. Central heating radiator.

Bedroom 2
13' 6" x 7' 10" (4.12m x 2.40m)
A well-proportioned double bedroom enjoying a pleasant rear aspect via French doors, allowing for good levels of natural light and offering a versatility to the property fir different uses. The room offers ample space for bedroom furnishings and benefits from neutral décor, fitted carpeting and a radiator.

Shower Room
5' 6" x 7' 10" (1.68m x 2.40m)
Finished to a modern standard, comprising a walk-in shower enclosure with glazed screen and rainfall-style shower, low-flush WC with concealed cistern, and contemporary wash hand basin with vanity storage. Fully tiled walls and flooring provide a stylish finish, complemented by a chrome heated towel rail and an obscured window allowing for natural light and ventilation.

First Floor Landing
Access to the third and final bedroom.

Bedroom 3
11' 6" x 11' 1" (3.50m x 3.38m)
Double glazed window to the rear elevation. Central heating radiator.

Garage
16' 2" x 9' 0" (4.93m x 2.74m)
Detached garage with up and over door.

Outside
To the front there is a lawned front garden with driveway leading down to the rear garden and detached garage which is accessed via a gated access. The property enjoys a generous and predominantly laid-to-lawn rear garden, offering a high degree of privacy with mature hedged boundaries. A paved pathway leads from the property through the garden, with a patio seating area providing an ideal space for outdoor entertaining. Further features include well-maintained lawned sections, established planting beds, ornamental garden features, a greenhouse, and useful areas for cultivation. The garden is fully enclosed, creating a safe and secluded environment for families, gardeners, and pets alike.

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 websitewww.voa.gov.uk/cti

Mortgage Services
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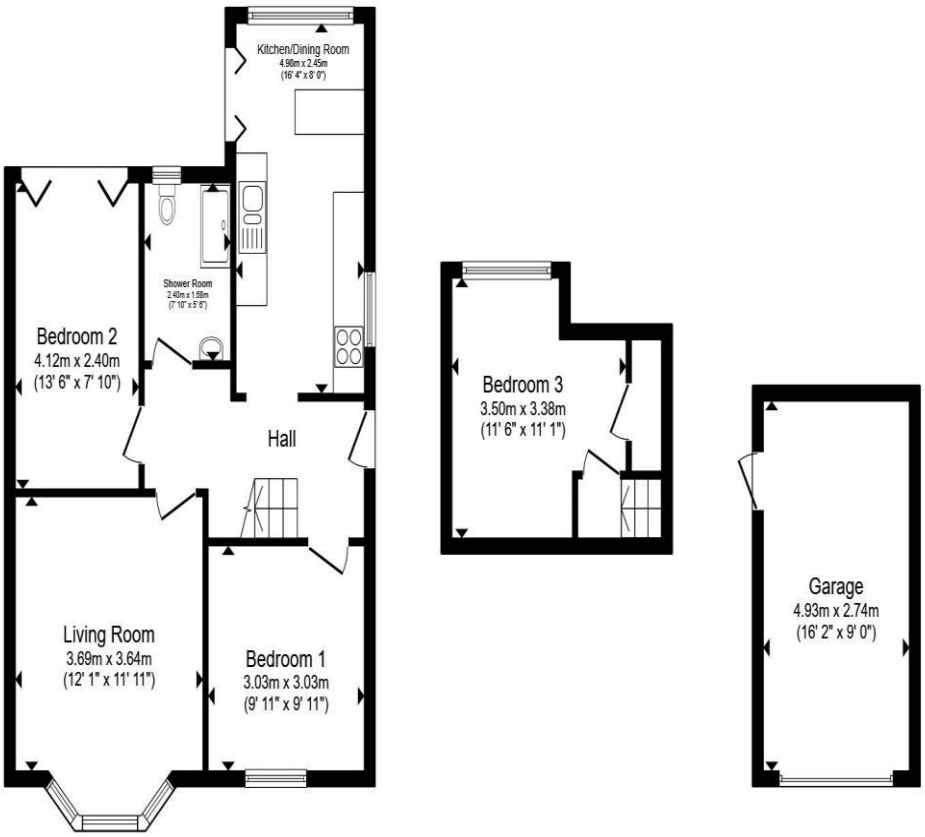
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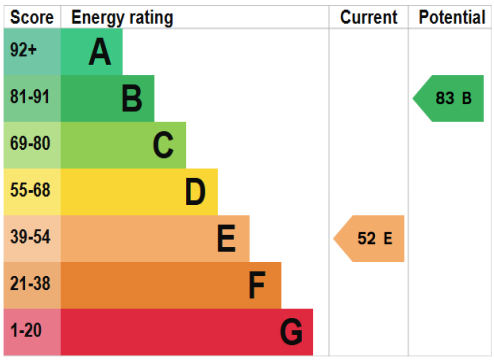




Total floor area 86.7 m² (933 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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MS/SEQ/8768/08.26