

ARGYLE

ESTATE AGENTS



20 Aldrich Road, Cleethorpes DN35 0DP
£350,000

Key Features:

- Spacious Three Bedroom Detached Bungalow
- Sought After Cleethorpes Location
- Minutes Walk From The Seafront
- Generous Dual Aspect Living Room
- Well Maintained Private Gardens
- Ample Off Road Parking, Detached Garage
- 360 VIRTUAL VIEWING AVAILABLE

EXCITING OPPORTUNITY! Found in this most enviable residential position backing onto Haverstoe Park, a Superb Three Bedroom Detached Bungalow, located within short walking distance of the seafront and amenities on Hardy's Road. Offering spacious and light filled accommodation, occupying an excellent sized plot, set in Well Maintained Private Lawned Gardens with Driveway and Detached Garage. Immaculately presented, the accommodation includes a welcoming Entrance Hall, a generous dual aspect Lounge/Dining Room, Dining Kitchen with Utility Room off, Three Good Sized Bedrooms, and a Bathroom. EARLY VIEWING ADVISED!



ENTRANCE PORCH

Front entrance to the property accessed via uPVC double doors, and with inner door leading to:-

HALL

4.08 X 2.34 (13'5" X 7'8")

A spacious welcoming hall featuring oak effect Amtico flooring. With a built-in storage cupboard, and radiator.

LOUNGE/DINING ROOM

8.77 X 6.08 (28'9" X 19'11")

L-SHAPED MAXIMUM MEASUREMENTS

Dual aspect open plan living space incorporating a formal dining area and sitting/reading nook with views of the garden. Further double glazed windows include a wide bow window to the front, plus side windows. Featuring a Portuguese limestone fireplace inset with a living flame gas fire. Three radiators.

DINING KITCHEN

4.97 X 3.37 (16'4" X 11'1")

Fitted with a range of units, and work surfaces incorporating a ceramic sink/drain. Appliances include a built-in oven/grill, gas hob with canopy extractor over, integrated dishwasher, fridge and freezer. Unit housing the gas central heating boiler. Ceramic tiled floor, radiator, and a double glazed window to rear aspect.

UTILITY

1.96 X 1.73 (6'5" X 5'8")

With plumbing for a washing machine, further appliance space, and fitted storage cupboard. Radiator, continued tiled floor, and access to the rear garden.

MASTER BEDROOM

5.57 X 4.58 (18'3" X 15'0")

A bay fronted bedroom featuring a full range of modern walnut style fitted wardrobes. Two radiators.

BEDROOM 2

4.75 X 3.49 (15'7" X 11'5")

A second double bedroom, with a double glazed bay window to rear aspect. Fitted wardrobes/storage, and two radiators.

BEDROOM 3

3.68 X 2.50 (12'1" X 8'2")

With a double glazed window to side aspect, and radiator.

BATHROOM

2.97 X 2.30 (9'9" X 7'7")

Fully tiled and comprising of a p-shaped bath with shower over, pedestal basin and a close coupled w.c. Column radiator with towel rail, and a double glazed window to rear aspect.

OUTSIDE

Set in well maintained private gardens, the front of the property is approached by a spacious driveway leading through double gates to the detached garage. The front garden has a laurel hedge to the front boundary, block paved path and area of lawn. The established rear garden is a lovely backdrop to the property, featuring a spacious Indian Sandstone patio, and shaped lawn with planted beds and borders. Shed and greenhouse to the far corner.

GARAGE/W.C./WORKSHOP

8.47 X 3.45 (27'9" X 11'4")

A large detached brick garage with an up and over door, power/light. Incorporating a separate w.c and workshop to rear.

TENURE

Freehold



VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold 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

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