

ARGYLE

ESTATE AGENTS



45 Bedford Road, Cleethorpes DN35 0PZ
£230,000

Key Features:

- Detached Bungalow In Sought After Position
- Adjacent To Cleethorpes Country Park
- Spacious & Versatile Accommodation
- Kitchen Diner, Lounge, Three Bedrooms
- Large Bathroom (Bath & Separate Shower)
- Gas Central Heating (Boiler Under 3Yrs Old)
- uPVC Double Glazing
- Lawned Front & Rear Garden
- Driveway, Detached Garage

Located in this sought after area off North Sea Lane, this three bedroom detached bungalow occupies a superb position at the very rear of Bedford Road, adjacent to Cleethorpes Country Park. Offering spacious and well presented accommodation comprising entrance hallway, dining kitchen, lounge, and inner hallway leading to three bedrooms (one currently used as a further sitting room with french doors to the rear garden), and a larger than average sized bathroom with bath and separate shower. Set in good sized gardens with driveway and detached garage. Viewing Highly Recommended.



ENTRANCE HALLWAY

Access via uPVC door into the hallway with tiled floor, and built-in storage/cloak cupboard.

KITCHEN DINER

5.61 X 3.29 (18'5" X 10'10")

Fitted with oak base and wall mounted units with contrasting work surfaces incorporating a granite sink/drainage and chrome mixer tap. Built-in electric oven and grill, and gas hob with chimney style extractor over. Integrated washing machine, tumble dryer and fridge/freezer. Wall unit housing the gas central heating boiler (under 3 yrs old). Tiled floor. UPVC door to the side of the property.

Dining area with central heating radiator and a uPVC window to the front elevation.

LOUNGE

5.61 X 3.65 (18'5" X 12'0")

Featuring a living flame gas fire with stone effect surround, marble back and hearth. UPVC bow window to the front elevation and two further uPVC windows to the side. Wood effect laminate flooring, and central heating radiator.

INNER HALLWAY

With access to the insulated loft space, and useful built-in storage cupboard. Central heating radiator, and carpeted floor. Access to:-

BEDROOM ONE

3.74 X 3.12 (12'3" X 10'3")

With a uPVC window to the rear elevation, central heating radiator and carpeted floor.

BEDROOM TWO

3.13 X 3.17 (10'3" X 10'5")

A versatile room, currently used as a sitting room. With uPVC french doors to the rear garden, real wood flooring, and central heating radiator.

BEDROOM THREE

2.89 X 2.42 (9'6" X 7'11")

With a uPVC window to the side elevation, central heating radiator and carpeted floor.

BATHROOM

3.30 X 2.82 (10'10" X 9'3")

A larger than average sized bathroom, fully tiled and fitted with a shell design suite comprising a corner bath, pedestal wash basin and a low flush wc. Shower enclosure with electric shower. White towel radiator. Two obscure glazed windows to the rear elevation.

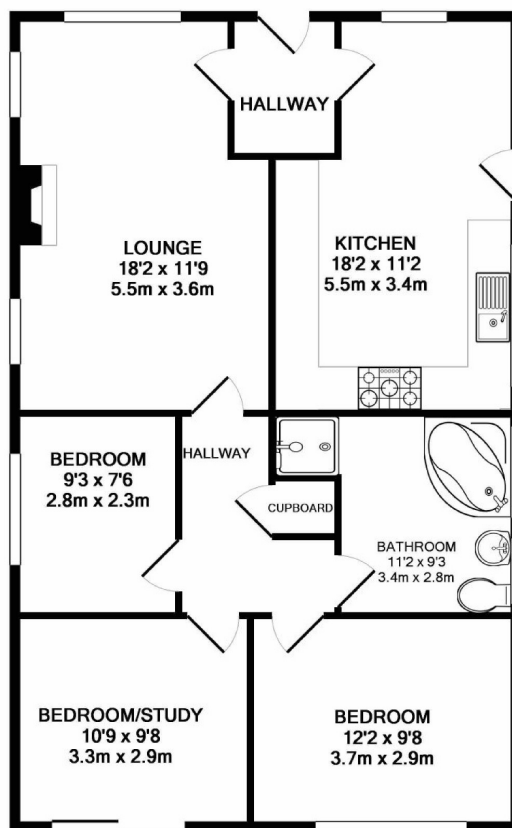
GARAGE

5.69 X 2.94 (18'8" X 9'8")

OUTSIDE

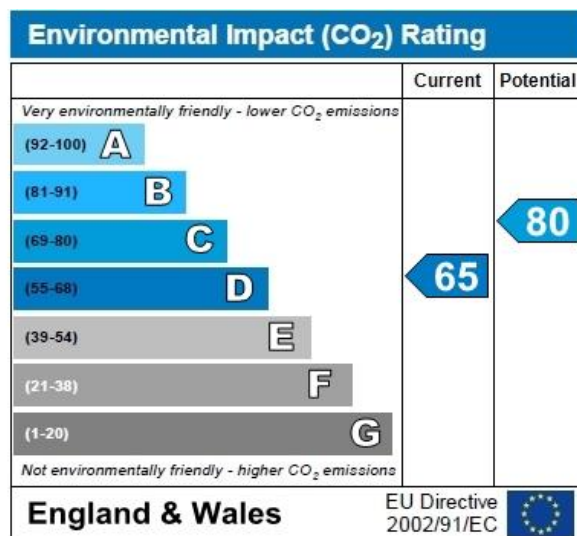
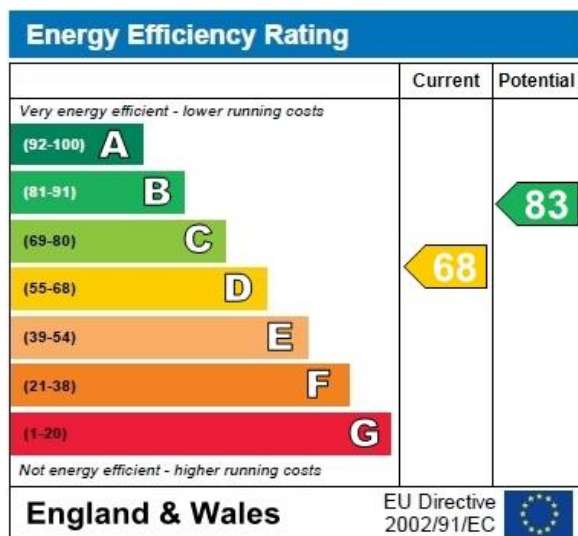
Positioned at the very rear of Bedford Road, the property is set in a very peaceful and considerably private location with lawned front garden and driveway leading to the detached garage at the rear. The rear garden is a good size, also laid to lawn with patio area. There are two sheds, and electrical sockets situated at the front and rear. Fencing to the boundaries.





TOTAL APPROX. FLOOR AREA 848 SQ.FT. (78.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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