

# ARGYLE

ESTATE AGENTS



**10 Berkeley Road, Cleethorpes DN35 0NX**  
**£250,000**



## Key Features:

- Refurbished Three Bedroom Detached Bungalow
- Cleethorpes Bordering Humberston Location
- Spacious & Immaculately Presented
- Superb Loft Room (Master Suite With Shower Room)
- Two Ground Floor Double Bedrooms & Bathroom
- Open Plan Kitchen/Dining Room, Lounge
- New GCH System, uPVC Double Glazing
- Front & Rear Garden, Driveway, Detached Garage

### \*SUPERB LOFT ROOM\* IMPRESSIVE TRANSFORMATION

Located in this highly sought after area of Cleethorpes close to the border of Humberston, this immaculately presented and quite unique detached bungalow has seen significant changes in the last four years. The property has undergone a full program of refurbishment and now boasts a superb loft room which in our opinion is quite possibly the best we've seen, providing a master bedroom suite with walk-in wardrobes and shower room, or an ideal bed/sitting room for a teenager. The ground floor features open plan living space with a free flowing kitchen/dining room and lounge, and to the rear an inner hallway leads to two further double bedrooms, bathroom and stairwell to the loft room. Further benefits include a new central heating system, uPVC double glazing, updated electrics and replastering throughout. Set in lawned gardens with driveway and detached garage...



### ENTRANCE HALLWAY

Access via composite door into the hall with walk-in cloaks cupboard, and further cupboard providing plumbing for a washing machine and housing the gas central heating boiler (4Yrs Old)

Central heating radiator, and oak effect laminate floor which continues throughout the ground floor.

### KITCHEN/DINING ROOM

7.00 X 2.60 (23'0" X 8'6")

Fitted with cream base and wall mounted units, and contrasting work surfaces incorporating a ceramic sink/drainage and chrome mixer tap. Electric oven/grill and hob with chimney style extractor over. Plumbing for a dishwasher and space for further appliances. Obscure glazed window to side aspect, and access to the side of the property. Dining area with central heating radiator and an obscure glazed window to side aspect. Continued laminate flooring throughout. Open access to:-



### LOUNGE

4.95 X 2.97 (16'3" X 9'9")

With bay window to front aspect, central heating radiator and electrics in situ for a wall mounted tv.

### INNER HALLWAY

With continued laminate flooring, and access to:-

### BEDROOM ONE

3.43 X 2.99 (11'3" X 9'10")

With window to rear aspect, central heating radiator and continued laminate flooring.

### BEDROOM TWO

3.34 X 3.13 (10'11" X 10'3")

A second double bedroom, with french doors to the rear garden, central heating radiator and continued laminate flooring.

### BATHROOM

2.63 X 1.73 (8'8" X 5'8")

Fitted with a modern suite comprising a p-shaped panelled bath with thermostatic shower over and glazed screen. Fitted storage furniture with countertop basin and chrome mixer tap, and wc with concealed cistern. Chrome towel radiator. Fully tiled walls, continued laminate flooring, and an obscure glazed window to side aspect.

### STAIRWELL

Featuring a solid oak staircase with spindle balustrade rising to the loft room. Central heating radiator, and an obscure glazed window to side aspect.

### LOFT ROOM

11.54 X 5.62 (37'10" X 18'5")

A fabulous addition to the property, providing a spacious master suite, or teenagers bed/sitting room, or could possibly be split to create two further bedrooms. Providing copious storage space with three walk-in wardrobes, plus storage into eaves. Three central heating radiators and laminate flooring with electric underfloor heating. Obscure glazed windows to the front and side aspect, and Juliette style balcony at the rear.

### EN SUITE SHOWER ROOM

2.72 X 2.17 (8'11" X 7'1")

Fitted with a modern suite comprising a large shower enclosure with thermostatic shower (digital controlled). Vanity unit with inset wash basin and chrome mixer tap, and wc with concealed cistern. Chrome towel radiator, and an obscure glazed window to side aspect.

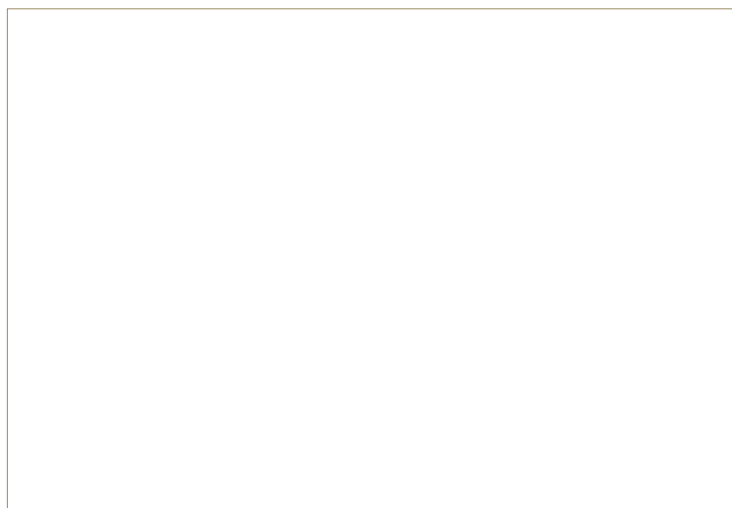
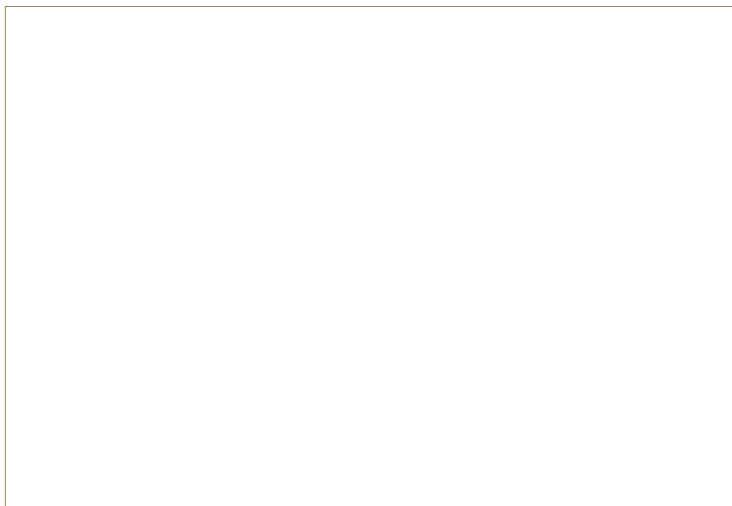
### OUTSIDE

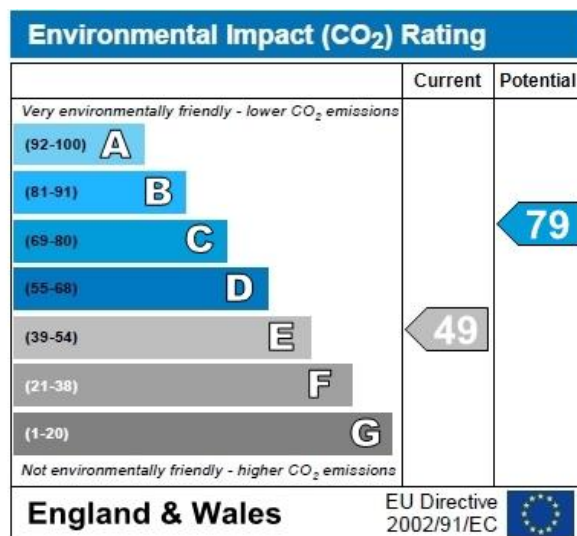
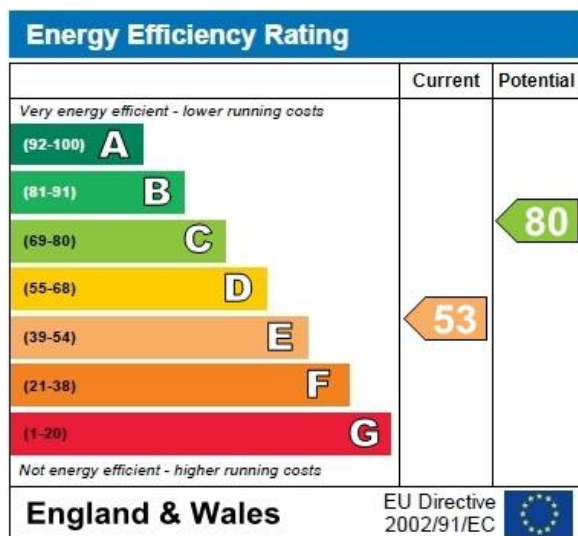
Approached via a block paved driveway which continues down the side of the property to the detached garage. Lawned front garden with planted borders.

Rear garden with lawn and planted borders, raised decking to the rear, and enclosed with fencing to the boundaries.

### GARAGE

Detached garage with up and over door, power and light.





#### 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.

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