ARGYLE
ESTATE AGENTS

28 Thirkleby Crescent, Grimsby, North East Lincolnshire, DN32 8PZ
£250,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Detached Two/Three Bedroom Bungalow
- Grimsby/Cleethorpes Border
- Spacious & Versatile Accommodation
- Main Bedroom With En Suite
- Dining Room/Third Bedroom
- Living Room & Conservatory
- Ample Off Road Parking
- Good Sized Rear Garden
- Detached Garage

Situated within a quiet residential area on the border of Grimsby and Cleethorpes, this detached two/three bedroom bungalow offers generous and versatile accommodation, with excellent scope for modernisation. Comprising; entrance hall, a spacious living room, large conservatory overlooking the rear garden, kitchen, family bathroom and three double bedrooms. The main bedroom benefits from its own en suite, while the third bedroom is currently used as a dining room - giving the property flexible living options.
Set on a good sized plot, the bungalow is complemented by a substantial block paved driveway providing parking for several vehicles and access to the detached garage. The rear garden offers plenty of space for families and outdoor entertaining. Offering great potential and ample space, to create a stylish, bespoke home in this popular area within easy reach of central Grimsby and Cleethorpes. Viewing Highly Recommended.

ENTRANCE HALL
A front entrance hall, L-shaped with access to all rooms, and loft via a drop-down ladder.

LOUNGE
20'6" x 11'10" (6.26 x 3.63)
A well-proportioned room, with fireplace incorporating an inset gas fire. Front aspect bow window and patio doors leading into the conservatory.

KITCHEN
12'11" x 10'11" (3.95 x 3.34)
Fitted with a range of traditional wooden units and worktops incorporating a breakfast bar. Built-in oven/grill, induction hob with extractor over, and space for further appliances. Rear aspect window and access into the conservatory.

CONSERVATORY
15'3" x 13'5" (4.65 x 4.11)
Providing additional living space overlooking the rear garden, with access onto the patio area

DINING ROOM/BEDROOM 3
13'11" x 11'10" (4.25 x 3.63)
A versatile room, with a front aspect bow window.

BEDROOM 1
11'5" x 11'2" (3.49 x 3.42)
With a side aspect window, and fitted wardrobes/storage.

EN-SUITE
11'3" x 2'4" (3.43 x 0.73)
Fitted with a shower enclosure, pedestal basin and wc.

BEDROOM 2
10'1" x 7'11" (3.08 x 2.43)
With a side aspect window, and fitted wardrobe.

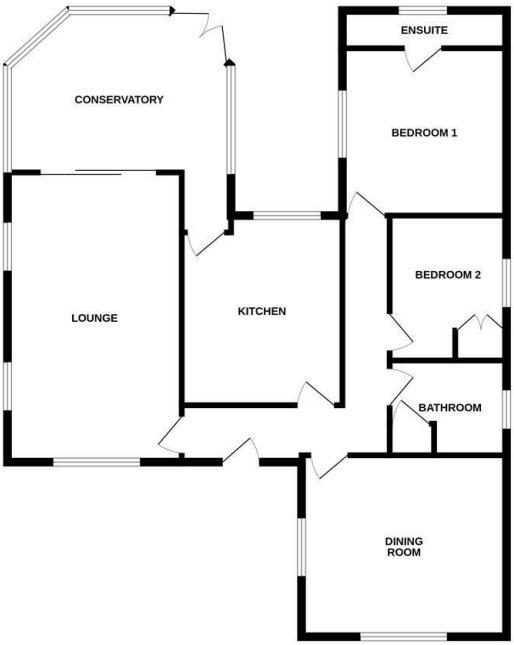
FAMILY BATHROOM
8'6" x 7'4" (2.60 x 2.26)
With fitted storage incorporating a wash basin and wc. P-shaped bath with overhead shower, heated towel rail, and a built-in storage/airing cupboard.

OUTSIDE
The property is approached via a generous block paved driveway that extends to the side, providing access to the detached brick garage. To the rear is a well sized private garden which includes paved seating areas and lawn

TENURE
FREEHOLD

COUNCIL TAX BAND
D

GROUND FLOOR
1097 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (102.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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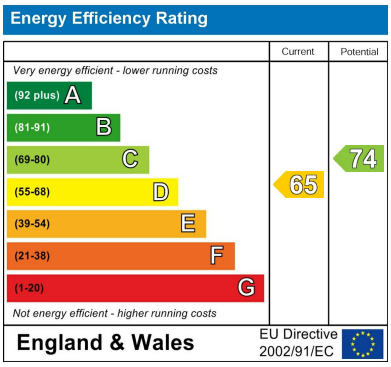

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed 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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