



**5 Wesley Crescent, Cleethorpes, North East Lincolnshire, DN35 0JS**  
**£235,000**

## Key Features:

- Extended Semi Detached Dormer Bungalow
- Sought After Cleethorpes Location
- Spacious & Versatile Accommodation
- Three Double Bedrooms
- Master Bedroom With En-Suite
- Kitchen Diner
- Two Reception Rooms
- Driveway Parking & Detached Garage
- CHAIN FREE

A well maintained semi-detached bungalow found in the popular Chichester Road area of Cleethorpes, located a short distance from the seafront and town centre. The property offers spacious and highly versatile accommodation over two floors, with the option to completely live on the ground floor and utilise the first floor en-suite bedroom as a guest room. Accessed at the side of the bungalow, the entrance hall leads to a front aspect lounge, two double bedrooms, bathroom, and kitchen diner which then leads to a further sitting room. To the first floor is the master bedroom featuring an en-suite shower room. Outside, the property stands in well kept gardens with driveway parking, detached garage, and garden room. Viewing Highly Recommended... NO FORWARD CHAIN



## ENTRANCE HALL

An L-shaped hall with staircase to the first floor.

## LOUNGE

17'11" x 11'7" (5.47 x 3.54)

A front aspect lounge, with gas fireplace.

## KITCHEN DINER

22'9" x 11'6" (6.94 x 3.51)

Fitted with a large range of cream shaker style units and worktops incorporating a stainless steel sink. Built-in oven/grill, five ring gas hob with extractor over, and plumbing for a washing machine and dishwasher. Side entrance door, and rear aspect window.

## REAR SITTING ROOM

10'6" x 10'6" (3.22 x 3.21)

A versatile room opening onto the rear garden.

## BEDROOM 2

10'4" x 9'5" (3.17 x 2.88)

To rear aspect, with fitted wardrobes.

## BEDROOM 3

10'4" x 9'0" (3.17 x 2.75)

To front aspect, with understairs storage cupboard.

## BATHROOM

7'9" x 5'9" (2.38 x 1.77)

Fitted with a pedestal basin, wc, bidet, and bath with overhead electric shower. Heated towel rail.

## FIRST FLOOR

### MASTER BEDROOM

13'5" x 12'5" (4.09 x 3.81)

With access to eaves storage space, and housing the gas central heating boiler. Apex ceiling with Velux window.

### EN SUITE SHOWER ROOM

6'2" x 5'8" (1.90 x 1.75)

Fitted with a pedestal basin, wc, and corner shower enclosure. Velux window.

## OUTSIDE

Overlooking playing fields to the front, the property stands in well kept lawned gardens, with sheltered driveway leading to the detached garage. Situated to the rear is a versatile garden room.

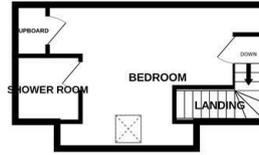
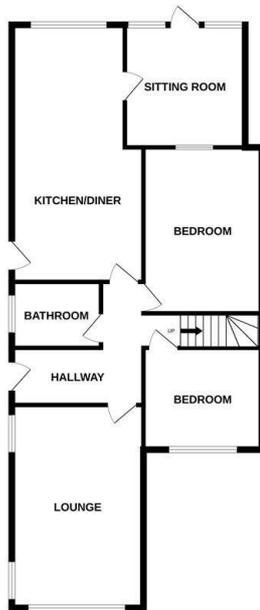
## TENURE

Freehold

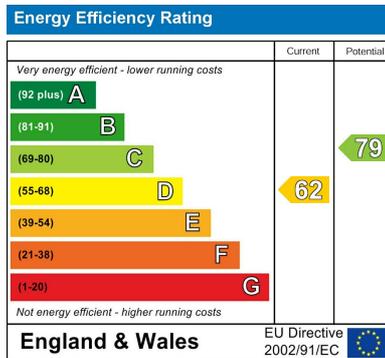
## COUNCIL TAX BAND

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 layout, fixtures and fittings shown here are not intended and no guarantee as to their quality 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 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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore