



**19 Billingham Court, Cleethorpes, DN35 0JU**  
**£350,000**

## Key Features:

- Detached Three Bedroom Bungalow
- Superb Corner Cul De Sac Position
- Highly Popular Cleethorpes Location
- Spacious Lounge
- Dining Kitchen & Conservatory
- Two Double Bedrooms & Third Bedroom/Study
- Generous, Private Rear Garden
- Driveway Parking for Multiple Vehicles
- Large Detached Garage/Workshop

Situated in a highly sought after residential area of Cleethorpes, this detached three bedroom bungalow occupies a superb corner plot within a quiet cul de sac, enjoying a private and established setting. The accommodation is well presented throughout and comprises a spacious front aspect lounge, dining kitchen opening into the conservatory, two double bedrooms, a versatile third bedroom/study, and a modern shower room. The main bedroom enjoys a pleasant outlook over the rear garden.

Externally, the property benefits from a substantial detached garage/workshop and generous driveway parking, providing ample off road space and suitability for caravan or motorhome storage, if required. To the rear, the garden enjoys a high degree of privacy, being mainly laid to lawn with a spacious decked terrace and summer house, creating an ideal space for outdoor entertaining and relaxing.

An excellent choice for a wide range of buyers, the property is ideally positioned a short distance from the seafront, local amenities and popular schools.



### ENTRANCE HALL

Accessed via a front entrance porch. With loft access, and featuring glazed double doors opening into the lounge.

### LOUNGE

17'3" x 13'0" (5.27 x 3.98)

Front aspect reception room with bow window, and modern wall mounted electric fireplace.

### DINING KITCHEN

14'7" x 12'8" (4.45 x 3.87)

Measured at widest point.

Fitted with a range of wall and base units, incorporating a built-in oven, gas hob, integrated fridge/freezer, dishwasher and washing machine, and unit housing the gas central heating boiler.

### CONSERVATORY

13'4" x 11'1" (4.07 x 3.38)

Additional living space overlooking the rear garden, with French doors opening onto the decked terrace.

### BEDROOM 1

10'1" x 9'11" (3.09 x 3.04)

Rear aspect bedroom with a full wall of built-in wardrobes.

### BEDROOM 2

9'11" x 8'10" (3.03 x 2.70)

Front aspect bedroom with a built-in wardrobe.

### BEDROOM 3/ STUDY

7'10" x 6'11" (2.40 x 2.13)

Versatile rear aspect room with built-in wardrobes.

### SHOWER ROOM

10'0" x 4'11" (3.06 x 1.52)

Fitted with a large shower enclosure, vanity unit and WC. Non slip flooring and low maintenance wall panelling.

### GARAGE/WORKSHOP

24'11" x 11'4" (7.60 x 3.47)

Extended detached garage with electric operated door.

### TENURE

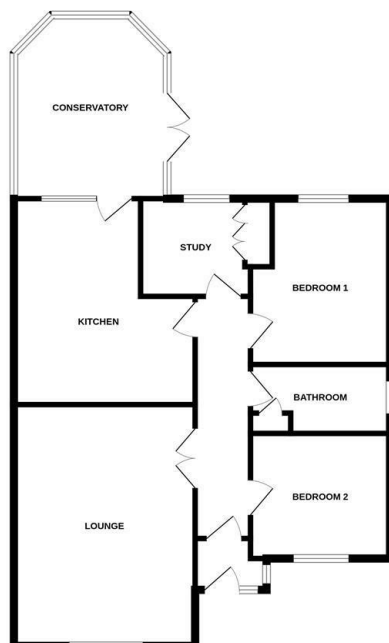
FREEHOLD

### COUNCIL TAX

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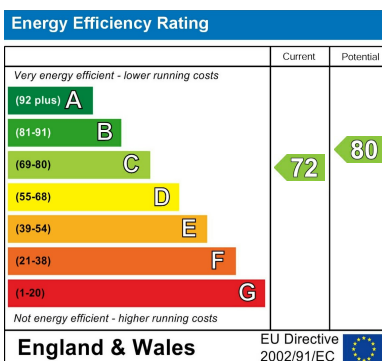


GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq.ft. (86.6 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 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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31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929