



19 Wesley Crescent, Cleethorpes, North East Lincolnshire, DN35 0JS
£260,000

Key Features:

- Three Bedroom Detached Bungalow
- Highly Popular Residential Area of Cleethorpes
- Short Walking Distance to the Seafront
- Immaculately Presented & Modern Throughout
- Spacious Bay Fronted Lounge
- Open Plan Kitchen & Dining Room
- Three Good Sized Bedrooms & Shower Room
- Versatile Garden Room
- Ample Driveway Parking
- Low Maintenance Private Garden

Offering stylish, contemporary accommodation throughout, this thoughtfully reconfigured three bedroom detached bungalow provides spacious, well-balanced living within one of Cleethorpes' most highly regarded residential areas, just a short distance from the seafont. The accommodation is entered via a welcoming entrance hall with a useful coats and storage cupboard. A spacious bay fronted lounge provides an inviting living space, while the contemporary L-shaped kitchen and dining room are arranged in an open plan layout, creating an ideal setting for both everyday living and entertaining. Fitted with a comprehensive range of modern units, the kitchen includes built-in double ovens and a five-ring gas hob. An inner hallway to the rear of the property, complete with a further storage cupboard, provides access to two double bedrooms, a comfortable single bedroom and a stylish shower room. Both double bedrooms benefit from the added comfort of air conditioning. The former double garage has been superbly converted into a substantial garden room, providing an impressive additional space with exceptional versatility. It lends itself to a variety of uses, including a home office, gym, studio or hobbies room. The private rear garden has been designed with ease of maintenance in mind, featuring paved seating areas and an artificial lawn, while the driveway provides ample off-road parking. Conveniently positioned for local amenities, reputable schools and the seafont, this impressive bungalow presents an excellent opportunity to acquire a stylish single-storey home in one of Cleethorpes' most established residential locations. Viewing Highly Recommended.



LOUNGE
16'0" x 14'7" (4.89 x 4.46)

DINING ROOM
11'4" x 9'1" (3.47 x 2.77)

KITCHEN
14'11" x 11'11" (4.57 x 3.64)

BEDROOM 1
11'5" x 9'10" (3.48 x 3.01)

BEDROOM 2
11'5" x 9'0" (3.48 x 2.76)

BEDROOM 3
11'3" x 7'10" (3.43 x 2.39)

SHOWER ROOM
8'3" x 7'0" (2.52 x 2.15)

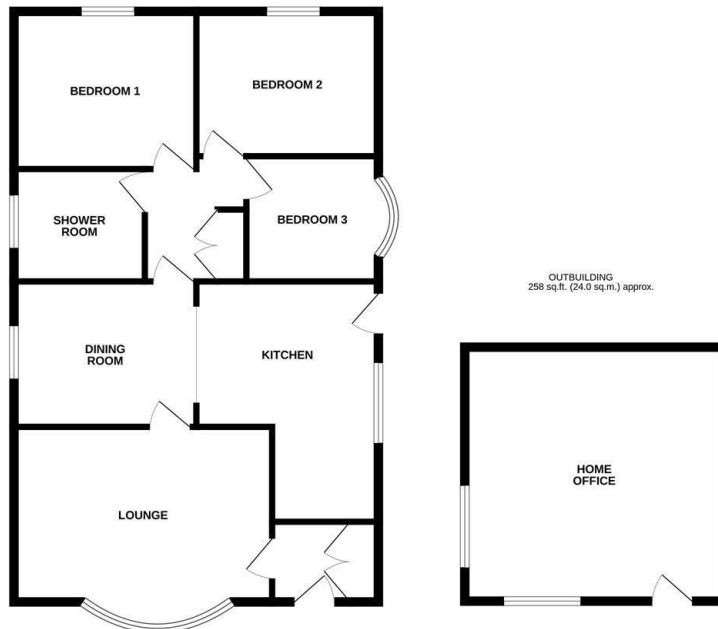
GARDEN ROOM
16'2" x 15'10" (4.94 x 4.84)

TENURE
FREEHOLD

COUNCIL TAX
C



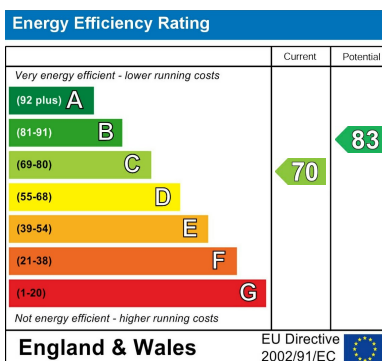
GROUND FLOOR
860 sq. ft. (79.9 sq.m.) approx.



OUTBUILDING
258 sq. ft. (24.0 sq.m.) approx.

TOTAL FLOOR AREA: 1117 sq. ft. (103.8 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

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