



**19 Cattistock Road, Cleethorpes, North East Lincolnshire, DN35 0RZ**  
**£379,500**

## Key Features:

- Immaculate Three Bedroom Detached Bungalow
- Generous Corner Position
- Highly Regarded Residential Area
- Light, Bright Modern Interior
- Open Plan Kitchen Diner & Conservatory
- Spacious Lounge
- Four-Piece Bathroom & Guest Cloak/WC
- Ample Driveway Parking
- Detached Double Garage
- Private Low Maintenance Rear Garden

Occupying a generous corner position in a highly regarded residential area, this three bedroom detached bungalow offers exceptionally well presented and stylish accommodation.

Ideally situated close to local amenities and within easy reach of the seafront, the property combines convenience with a desirable coastal lifestyle.

The accommodation is light, bright and modern, with a well-planned layout that creates a natural flow throughout. A welcoming entrance hall leads to a spacious front aspect lounge, while to the rear the open plan kitchen diner provides a superb social hub. Fitted with a range of contemporary units and integrated appliances, and opening into the conservatory, creating an additional living area overlooking the rear garden. A guest cloakroom/WC adds further practicality.

The bungalow boasts three good sized bedrooms, with the third offering flexibility as a home office. All are served by a four-piece family bathroom finished in a modern style.

Externally, the property benefits from ample driveway parking and access to a large detached double garage. The private enclosed rear garden is designed for ease of maintenance featuring composite decking ideal for outdoor seating and entertaining. The open plan corner frontage is laid to lawn enhancing kerb appeal.

Ideal for those seeking single storey living without compromising on space, this is a superb opportunity to acquire a stylish home in a sought-after Cleethorpes location.



### ENTRANCE HALL

A welcoming L-shaped hall leading to all accommodation, and loft access via a drop-down ladder.

### CLOAKROOM/WC

4'7" x 3'7" (1.41 x 1.11)

Fitted with a WC, vanity wash basin, and a useful built-in storage cupboard with mirrored sliding doors.

### LOUNGE

12'5" x 15'10" (3.79 x 4.83)

Front aspect lounge with feature fireplace incorporating a gas stove. French doors open into the kitchen diner.

### KITCHEN DINER

23'4" x 10'4" (7.12 x 3.17)

Open plan kitchen diner, fitted with a range of white gloss units and complementary quartz stone worktops with inset sink. A Quooker instant boiling water tap is included, along with a water softener housed within the sink unit. Integrated appliances include a double oven/microwave, induction hob with extractor over, larder fridge and dishwasher. An island provides breakfast bar seating and further storage. The room is light and bright throughout, benefiting from dual aspect windows, Velux roof windows and French doors opening into the conservatory. Access also to the side entrance porch.

### CONSERVATORY

13'5" x 10'0" (4.09 x 3.07)

Additional living space overlooking the rear garden, with access onto composite decking area.

### BEDROOM 1

12'4" x 11'10" (3.77 x 3.62)

Main bedroom to rear aspect.

### BEDROOM 2

13'11" x 8'11" (4.26 x 2.74)

Front aspect bedroom, with a range of fitted wardrobes/storage.

### BEDROOM 3

10'6" x 7'9" (3.21 x 2.38)

A good sized third bedroom offering flexibility of use.

### BATHROOM

12'0" x 5'6" (3.66 x 1.69)

Equipped with a panelled bath, shower enclosure, and fitted storage incorporating a wash basin and WC.

### DOUBLE GARAGE

17'3" x 17'1" (5.27 x 5.23)

With twin up and over front doors, plus pedestrian rear access. Fitted sink unit, and additional loft storage.

### TENURE

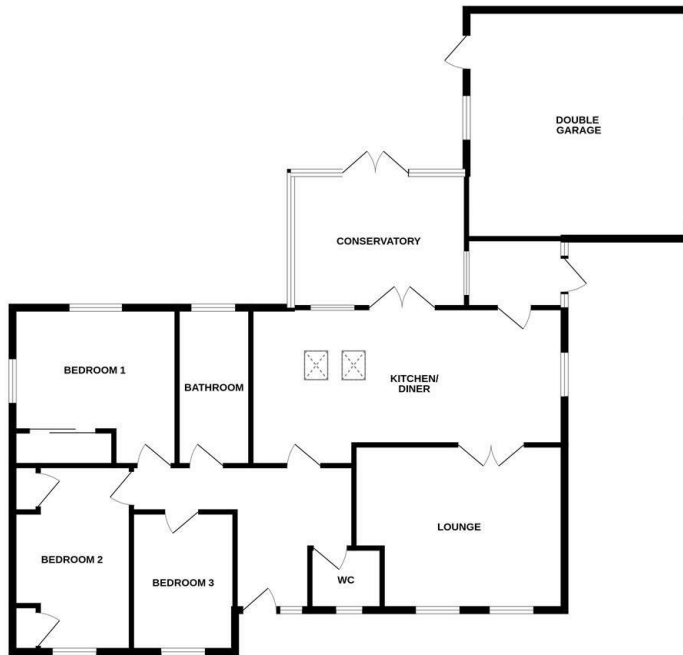
Freehold

### COUNCIL TAX BAND

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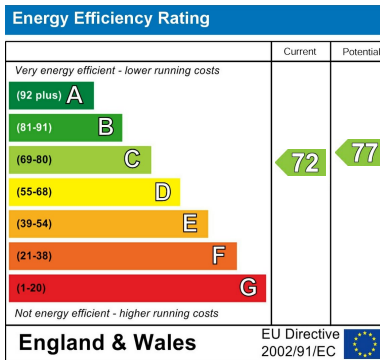


GROUND FLOOR  
1461 sq.ft. (135.7 sq.m.) approx.



TOTAL FLOOR AREA - 1461 sq ft. (135.7 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 misstatement. 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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