



9 Cottesmore Road, Cleethorpes, North East Lincolnshire, DN35 0RY
£299,950

Key Features:

- Spacious Two Bedroom Detached Bungalow
- Highly Popular Cleethorpes Location
- Immaculately Presented & Modernised
- Generous Living Room
- Open Plan Kitchen Diner
- Two Double Bedrooms & Shower Room
- Low Maintenance Landscaped Gardens
- Ample Driveway Parking & Garage

A beautifully updated two bedroom detached bungalow located in this well regarded and peaceful residential area found off Belvoir Road, close to local amenities and a short distance from the seafront. Completely modernised over the last 18 months, it's ready to move straight into! The property has undergone a series of improvements, including a thoughtful reconfiguration creating an open plan kitchen and dining area - fitted with sleek modern units and integrated appliances. The shower room has been stylishly refitted with quality fixtures and fittings, and benefiting from new uPVC double glazing throughout and a modern gas central heating system.

Further accommodation includes a front entrance hall with cloaks/wc, a generously sized living room, and two rear aspect double bedrooms. Externally, the property features attractive landscaped gardens with ample driveway parking and garage.

A solid, well-located bungalow with all the hard work done - ideal for downsizers, professional couples, or anyone seeking a modern, low-effort home by the coast...Viewing Highly Recommended.



ENTRANCE HALL

Accessed via a modern composite front entrance door. With new consumer unit, and access to:-

CLOAKROOM

6'1" x 4'1" (1.87 x 1.26)

Fitted with a wc and hand basin.

LIVING ROOM

20'9" x 14'10" (6.34 x 4.54)

A generously sized living room which can comfortably accommodate formal dining space. With a bow window to front aspect and further side window.

INNER HALLWAY

With a built-in storage/airing cupboard housing the gas central heating boiler (new 2022), and access to the loft via a drop-down ladder.

KITCHEN DINER

20'2" x 10'0" (6.17 x 3.07)

Measured at widest point.

Featuring a large range of contrasting wall and base units, and worktops incorporating a composite sink. Built-in Neff oven, microwave and induction hob, and an integrated fridge/freezer and washing machine. Under unit lighting. Dining area with feature media wall. LVT flooring. Side aspect window and entrance door.

BEDROOM 1

13'2" x 10'11" (4.02 x 3.33)

To rear aspect, with mirrored built-in wardrobes.

BEDROOM 2

12'3" x 10'7" (3.74 x 3.24)

To rear aspect, with mirrored built-in wardrobes.

SHOWER ROOM

7'5" x 5'5" (2.27 x 1.66)

Featuring a large walk-in shower (power shower/dual heads), vanity sink unit and concealed cistern wc. Tiled walls and LVT flooring.

OUTSIDE

Set open plan to the front, the property is approached over a spacious driveway providing off road parking for up to three cars. With a gravelled stone front garden, and side access having double wrought iron gates. The rear garden features a spacious porcelain tiled patio area, and lawn. Exterior lighting/sockets, and fenced boundaries.

GARAGE

A brick garage with electric roller door, sockets, and roof storage space.

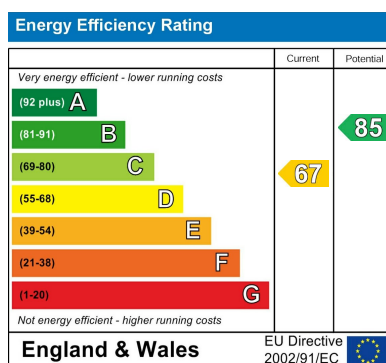
TENURE

FREEHOLD

COUNCIL TAX BAND

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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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