



40 Bedford Road  
Cleethorpes  
DN35 0PY

£220,000

Set on a superior plot of 0.12 acres at the entrance to Cleethorpes Country Park and only a short walk from Cleethorpes promenade is this well laid out two bedroom detached bungalow. In need of a thorough scheme of modernisation, this property with NO FORWARD CHAIN offers opportunity for any buyer to design and modify it to suit their needs specifically and put their own stamp on it. Briefly comprising entrance hall, kitchen/breakfast room, sunroom/dining room, lounge, two double bedrooms and family bathroom. Outside the garden offers private secure space to the rear and side with long concrete driveway to detached single garage with the front being kept neatly to lawn with gates to further parking on the drive.



#### **Entrance hall**

An L shaped entrance hall comes through uPVC frosted door from a short cover porch and has brown decor to coving and carpet, built in storage cupboard, loft access and wall light.

#### **Lounge**

17' 5" x 12' 2" (5.32m x 3.70m)

A very spacious lounge has three uPVC windows, pattern carpet, cream decor to coving, two radiators, pendant light and wall lights and wood fireplace with gas fire.

#### **Kitchen breakfast room**

11' 0" x 10' 9" (3.36m x 3.27m)

A good sized kitchen breakfast which currently has pine wall and base units with granite effect work top and one and a half sink drainer over, space for cooker with fixed extractor over, space for tall fridge freezer and washing machine, light brown splash back tiling, brown vinyl flooring, uPVC window and space for small breakfast table and chairs.

#### **Dining room / Sun Room**

8' 0" x 9' 11" (2.44m x 3.02m)

An extension to the rear offers flexible space for either of the above. The room has four uPVC windows and uPVC frosted door, cream decor to coving, radiator and pendant light.

#### **Bedroom One**

14' 4" x 11' 4" (4.37m x 3.46m)

A large double has blue decor to coving, blue carpet, uPVC windows and door to the rear, radiator and pendant light.

#### **Bedroom Two**

9' 11" x 10' 3" (3.03m x 3.12m)

With two tone decor to coving, grey carpet, uPVC bay window with blinds, radiator and pendant light.

#### **Family Bathroom**

6' 5" x 5' 6" (1.96m x 1.68m)

With white three piece suite with shower over the bath, pink splash back fully tiled walls, cork floor tiles, uPVC frosted windows with vertical blinds, chrome towel radiator, ceiling light and extractor.

#### **Front garden**

The front has neat lawn with very well stocked soil borders to the front and sides with roses and mature bushes. The front has iron railed fencing with iron gates to concrete drive with taller metal gates to secure the rear garden.

#### **Rear garden**

The rear garden has slab patio, lawn, pond, greenhouse, mature borders and timber fencing.

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Louth      01507 601550

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### Side garden

The side garden has concrete driveway to garage, good sized lawn area with mature borders creating good screening.

### Garage

15' 10" x 12' 0" (4.83m x 3.66m)

A large concrete sectional garage with low pitched corrugated roof, metal traditionally opening front doors, two windows to the side and timber door to the side. The garage has power and light.



**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however  
Crofts have not inspected or tested any of the services or service  
installations & purchasers should rely on their own survey.

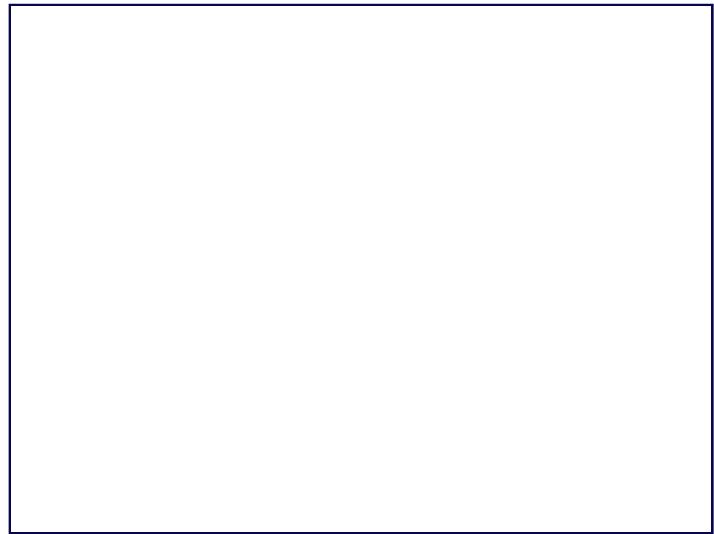
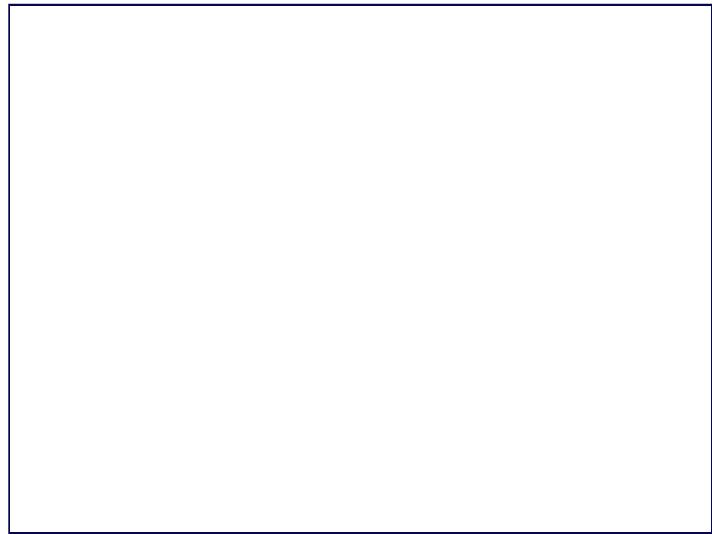
**Viewings**

Please contact the relevant marketing office and all viewings are  
strictly by appointment only please.

**Council Tax Information**

Band C: To confirm council tax banding for this property please  
view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

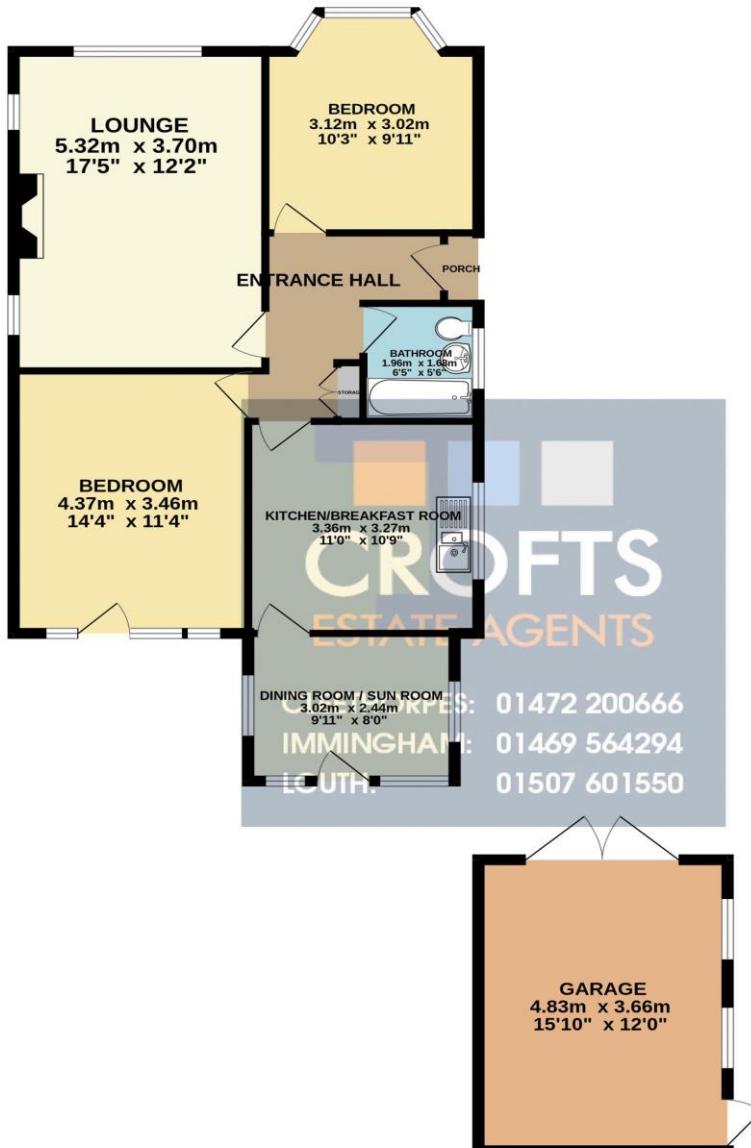




## OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
91.7 sq.m. (987 sq.ft.) approx.



TOTAL FLOOR AREA : 91.7 sq.m. (987 sq.ft.) 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. I should be used as such by any not been tested and no guarantee given.