



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Fairway Court

Cleethorpes  
DN35 0NN

Offers in the Region Of  
£350,000

**NO FORWARD CHAIN** - this deceptively **SPACIOUS** and **EXTENDED** detached bungalow is in a fantastic location close to Cleethorpes sea front, Cleethorpes Golf Club, Country park and all local amenities including cafes, restaurants and bars and local schools. With an extremely versatile layout, this property offers a great amount of living space and comes with viewing highly advised. In the rear garden there is a gate through to Cleethorpes Golf Club which could be an interesting point for any members looking to move. Internal viewing will reveal the entrance hall, lounge, conservatory, family room, kitchen, utility, **TWO DOUBLE BEDROOMS**, an en-suite, dressing room and family bathroom. Externally there are gardens to the front and rear, ample off road parking on the driveway and the property also benefits from uPVC double glazing and gas central heating.

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#### Entrance Hall

Entering the property reveals a welcoming space with coving to the ceiling, a radiator and laminate flooring. There is also access to the loft.

#### Lounge

15' 11" x 20' 10" (4.86m x 6.36m)

The lounge has tri aspect windows, coving to the ceiling, two radiators and a carpeted floor. There is also a feature fire place.

#### Kitchen

11' 10" x 12' 11" (3.61m x 3.94m)

The kitchen has dual aspect windows to the front and side elevation, a door to the side, a radiator and a tiled floor. There is also a range of fitted units to base and eye level with a one and a half sink and drainer, wine fridge and an Island with breakfast stools around.

#### Family Room

22' 10" x 10' 5" (6.95m x 3.17m)

The family has tri aspect windows. French doors to the conservatory, coving to the ceiling, a radiator and a carpeted floor. This is a large room ideal for a dining table and sofas.

#### Conservatory

10' 6" x 13' 6" (3.19m x 4.12m)

The conservatory has tri aspect windows, French doors to the rear garden, a radiator and a tiled floor.

#### Utility room

6' 9" x 6' 2" (2.07m x 1.88m)

The utility room has a window to the front elevation, a tiled floor, plumbing for a washing machine and fitted units.

#### Bedroom One

12' 10" x 10' 11" (3.92m x 3.32m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. Off the bedroom is a dressing area and also a large walk in wardrobe.

#### En-suite

The en-suite has an opaque window to the side elevation, a heated towel rail, a tiled floor, WC, basin and a shower cubicle with a mains shower.

#### Bedroom Two

7' 10" x 8' 4" (2.40m x 2.55m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a fitted wardrobe.

### Family Bathroom

7' 10" x 8' 4" (2.40m x 2.55m)

The family bathroom has an opaque window to the rear elevation, fully tiled walls, a heated towel rail and a tiled floor. There is also a WC, vanity basin and a P shaped bath with a glass screen and mains shower.

### Outside

Within a generous plot with an abundance of off road parking to the front and also a low maintenance area and established shrubs. The rear garden, through a gate has a large patio area ideal for alfresco dining, a lawn, two timber sheds and established shrubs. There is also a private gate leading through to the car park of Cleethorpes Golf Course.

### 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, all viewings are strictly by appointment only please.

### Council Tax Information

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

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

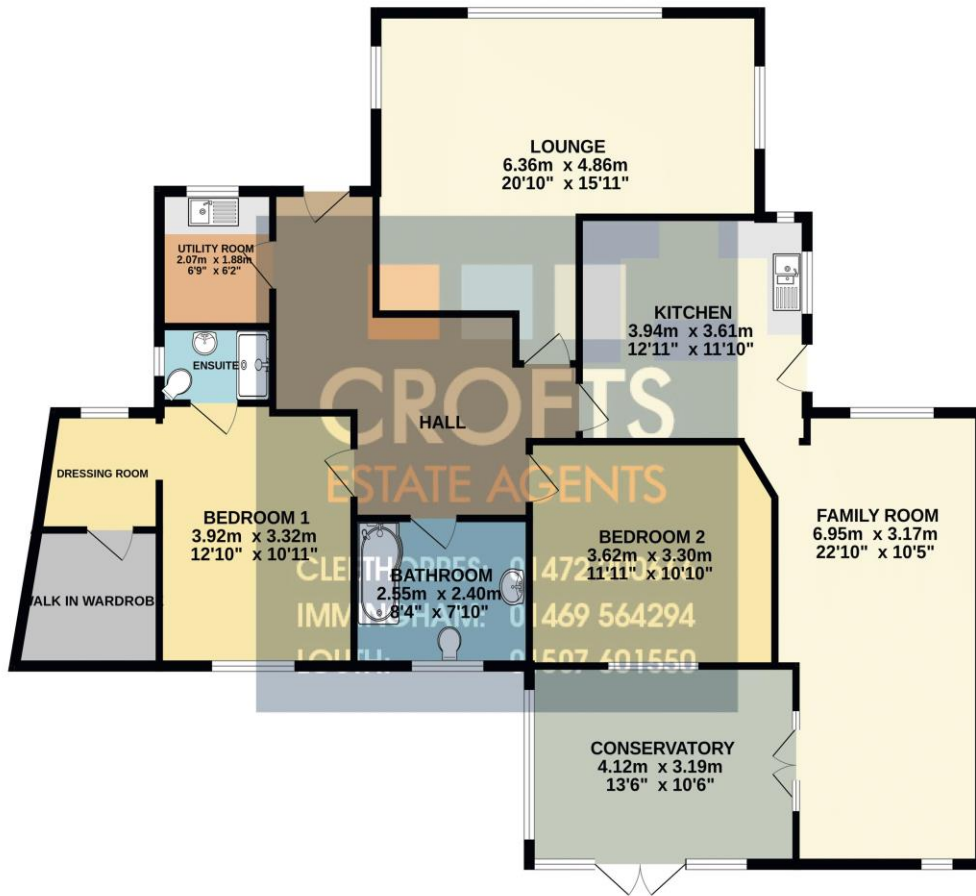
### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

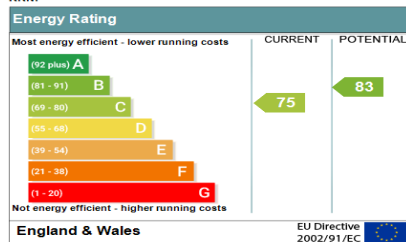


GROUND FLOOR  
144.3 sq.m. (1553 sq.ft.) approx.



TOTAL FLOOR AREA: 144.3 sq.m. (1553 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, 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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Address: 13 Fairway Court, CLEETHORPES, DN35 0NN  
 RRN:



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