

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

6 HILTON COURT, CLEETHORPES

PURCHASE PRICE £275,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£275,000

TENURE

We understand the property to be Freehold, and this is to be confirmed by the solicitors



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6 HILTON COURT, CLEETHORPES

Nestled in the desirable location of Hilton Court, Cleethorpes, this charming detached bungalow offers a perfect blend of comfort and convenience. With no onward chain, this property has been thoughtfully updated by the current owner, making it an ideal choice for those seeking a move-in ready home.

Upon entering, you are welcomed by an entrance hall with a WC, a well-appointed lounge/diner, perfect for both relaxation and entertaining. The newly fitted kitchen/breakfast room is a delightful space, designed for modern living and equipped with all the essentials. This bungalow boasts three inviting bedrooms, providing ample space for family or guests. The modern shower room adds a touch of luxury, ensuring your daily routines are both comfortable and stylish. Additionally, a conservatory extends the living space, offering a tranquil spot to enjoy the garden views.

The property is double glazed throughout and benefits from gas central heating, ensuring warmth and energy efficiency. The well-maintained front and rear gardens provide a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. For those with vehicles, the property offers parking for up to six vehicles, along with a detached garage, making it exceptionally convenient.

Situated close to local amenities, schools, and the beautiful seafront, this bungalow is perfectly positioned for a vibrant lifestyle. Whether you are a first-time buyer, a family, or looking to downsize, this property presents an excellent opportunity to secure a delightful home in a sought-after area. Don't miss your chance to view this splendid bungalow; it truly is a gem in Cleethorpes.

ENTANCE HALL

Through a composite front door with side panel into the hall with a built in cupboard housing the meters, a central heating radiator, a light and coving to the ceiling.

WC

5'4 x 2'10 (1.63m x 0.86m)

With a white WC and a wall hung corner sink all with chrome fittings. A u.PVC double glazed window, shower boarding to the walls, a tiled floor, a light and coving to ceiling.

LOUNGE/DINER

21'6 max x 16'1 increasing to 8'0 (6.55m max x 4.90m increasing to 2.44m)

The L-shaped lounge/diner with u.PVC double glazed windows to the front and side, two vertical central heating radiators, two fan lights and coving to the ceiling.



6 HILTON COURT, CLEETHORPES

LOUNGE/DINER



DINER



6 HILTON COURT, CLEETHORPES

KITCHEN

15'1 x 10'7 (4.60m x 3.23m)

The kitchen/breakfast room with a range of cream wall and base units, contrasting work surfaces and up stands, a stainless steel sink unit with a chrome mixer tap. An housed electric oven and microwave, an induction hob with a housed extractor fan above. There is plumbing for a washing machine, a cupboard which can be taken out and a slimline dishwasher put in its place. A u.PVC double glazed window and a door, a tiled floor, sliding doors into the lounge/diner, a central heating radiator, a light and coving to the ceiling.



KITCHEN



INNER HALL

With doors to the bedrooms, bathroom and kitchen, two built in cupboards, a light and loft access to the ceiling. The loft has a pull down ladder and the central heating boiler is in here.

6 HILTON COURT, CLEETHORPES

SHOWER ROOM

8'2 x 5'10 (2.49m x 1.78m)

The shower room with a walk-in shower, a wall mounted vanity sink unit with a chrome mixer tap and a toilet. There is shower boarding to one wall, a u.PVC double glazed window, a central heating radiator and towel rail, a tiled floor, a light and coving to the ceiling.



BEDROOM 1

11'5 x 9'11 (3.48m x 3.02m)

This double bedroom with a u.PVC double glazed door with u.PVC double glazed windows either side, a central heating radiator and a light and coving to the ceiling.



6 HILTON COURT, CLEETHORPES

BEDROOM 1



BEDROOM 2

11'5 x 9'4 to the wardrobes (3.48m x 2.84m to the wardrobes)

Another double bedroom with a u.PVC double glazed door with u.PVC double glazed windows either side, a central heating radiator, a range of fitted wardrobes with sliding doors, a light and coving to the ceiling.



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BEDROOM 3

8'3 x 5'1 (2.51m x 1.55m)

With a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



CONSERVATORY

20'8 x 5'9 (6.30m x 1.75m)

The conservatory runs along the back of the property with u.PVC double glazed French doors opening onto the garden, u.PVC double glazed windows to three sides, a central heating radiator, wall lights and vinyl to the floor.



6 HILTON COURT, CLEETHORPES

GARAGE

The detached brick garage with an electric door, a u.PVC double glazed door to the side and there is light and power within.



OUTSIDE

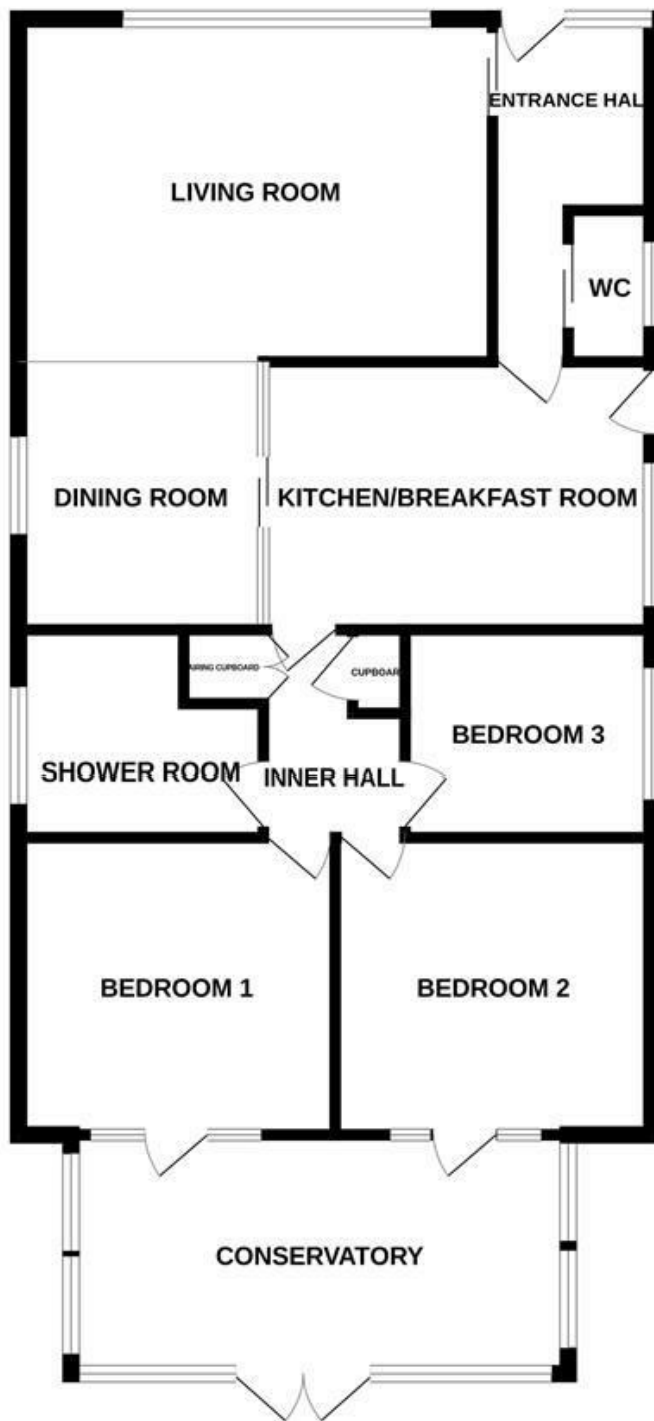
The front garden has a walled and fenced boundary with double gates and is laid to lawn with borders of established plants and bushes. There is a block-paved drive providing ample off road parking, the block-paving continues through double gates an to the garage. The rear garden has a fenced boundary and is mainly laid to lawn, borders with established plants and shrubs.



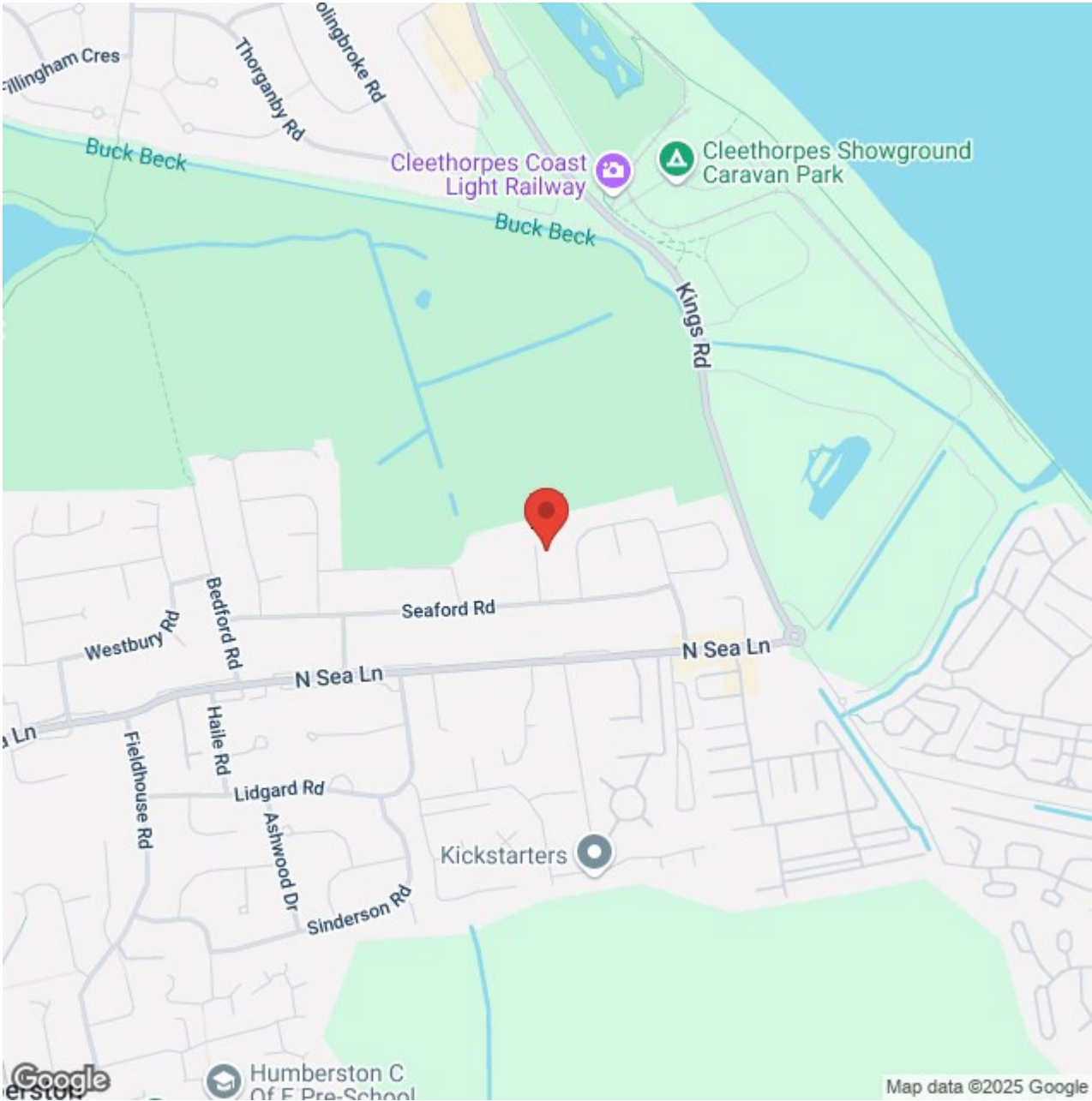
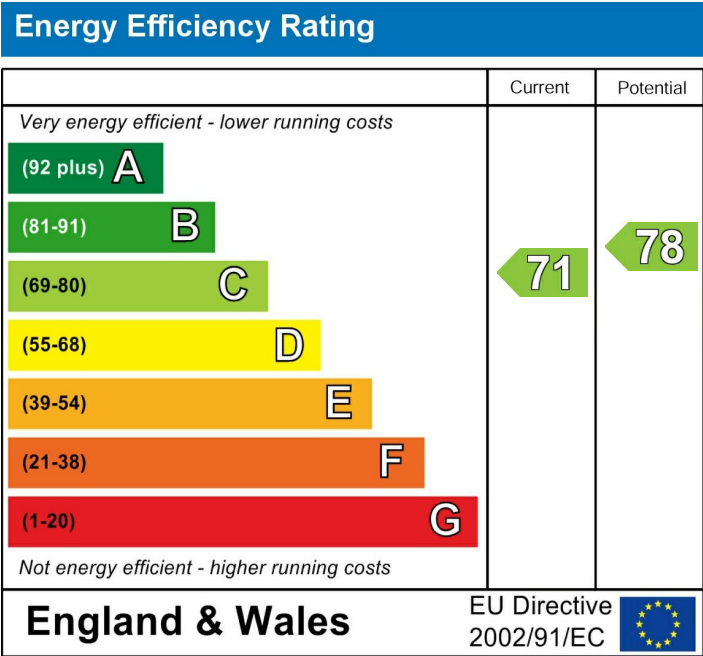
OUTSIDE



GROUND FLOOR



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Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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They normally charge a fee of £495 payable on production of offer.

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