

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

11 CRIDLING PLACE, CLEETHORPES

PURCHASE PRICE £170,000 - FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£170,000

TENURE

FREEHOLD



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11 CRIDLING PLACE, CLEETHORPES

An extended semi detached bungalow with one reception room and a beautiful conservatory. There are three bedrooms and a u.PVC porch to the side, nicely fitted kitchen and a pleasant bathroom. The gardens are really lovely, there is a garage and also a driveway with parking for 3 to 4 cars.

ENTRANCE HALL

There is a u.PVC double glazed door to the side which leads into the L-shaped hallway. A central heating radiator, loft entrance just around the corner, all nicely panelled doors lead off.



LOUNGE

13'6" x 11'6" (4.11m x 3.51m)

The lounge is to the front of the property with a u.PVC double glazed walk in bay, coving to the ceiling, central heating radiator, a traditional style of mantle with a marble hearth and backing, inset Living Flame style of electric fire.



VIEW 2 OF THE LOUNGE



KITCHEN

10'8" x 9'9" is the main area

(3.25m x 2.97m is the main area)

It is a very nicely fitted kitchen with units to the base and walls, scroll tops and valances, chrome style door furniture and post form roll edge work tops with tiled reveals. An integrated stainless steel sink unit and mixer and an integrated fridge and an integrated freezer. Plumbing for a washing machine, space for a cooker. Central heating radiator, central heating combination boiler which has been recently renewed. A u.PVC double glazed door off to the conservatory and another to the large u.PVC double glazed porch at the side.



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VIEW 2 OF THE KITCHEN



VIEW 3 OF THE KITCHEN



SIDE PORCH

7' x 6'6" (2.13m x 1.98m)

This is a very useful addition to this property, a very large porchway, all in u.PVC and double glazed.

11 CRIDLING PLACE, CLEETHORPES

CONSERVATORY

18'6" x 9'6" (5.64m x 2.90m)

This is an exceptional room. u.PVC double glazing above dwarf walls with a ceiling light/fan. There are three central heating radiators here, double doors lead into the beautiful garden, it really suits this property.



BATHROOM

With a white suite of rope pattern design, panelled bath with a shower from the mixer, a shower panel. Pedestal wash hand basin and close couple W.C. There is an extractor, a u.PVC double glazed obscure window, a chrome style towelling radiator. The room is nicely tiled. Shaver socket.



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BEDROOM 1

12'6" x 10'4" (3.81m x 3.15m)

Plus the area occupied by the deep fitted wardrobes. This bedroom is to the back of the property with a u.PVC double glazed window into the rear garden, fitted wardrobes and a central heating radiator.



VIEW 2 OF BEDROOM 1



BEDROOM 2

9'9" x 8'6" (2.97m x 2.59m)

This bedroom is to the front of the property with a u.PVC double glazed window and a central heating radiator and fitted wardrobes.



BEDROOM 3

8' x 6'6" (2.44m x 1.98m)

With a u.PVC double glazed window and a central heating radiator.

GARDENS

It is a very wide driveway into this triangular shaped plot. A low wall each side and shrubs and shells. The entrance to the property is at the side, through a picket fence and gate into the garden. This is a very full and mature garden, lawn each side of the garden path, shrubs of all manner, patio next to the conservatory and then behind two garden sheds another patio and pathway under an arbour which leads to a secret little garden where there are apple trees and a garden seat. There is another bed of strawberries, raspberries and blackberries. There is also a greenhouse. If you walk around the far side of the conservatory, there is yet another little garden here, mature shrubs and lawn.



11 CRIDLING PLACE, CLEETHORPES

**REAR VIEW OF THE
PROPERTY**



VIEW 2 OF THE GARDEN



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VIEW 3 OF THE GARDEN

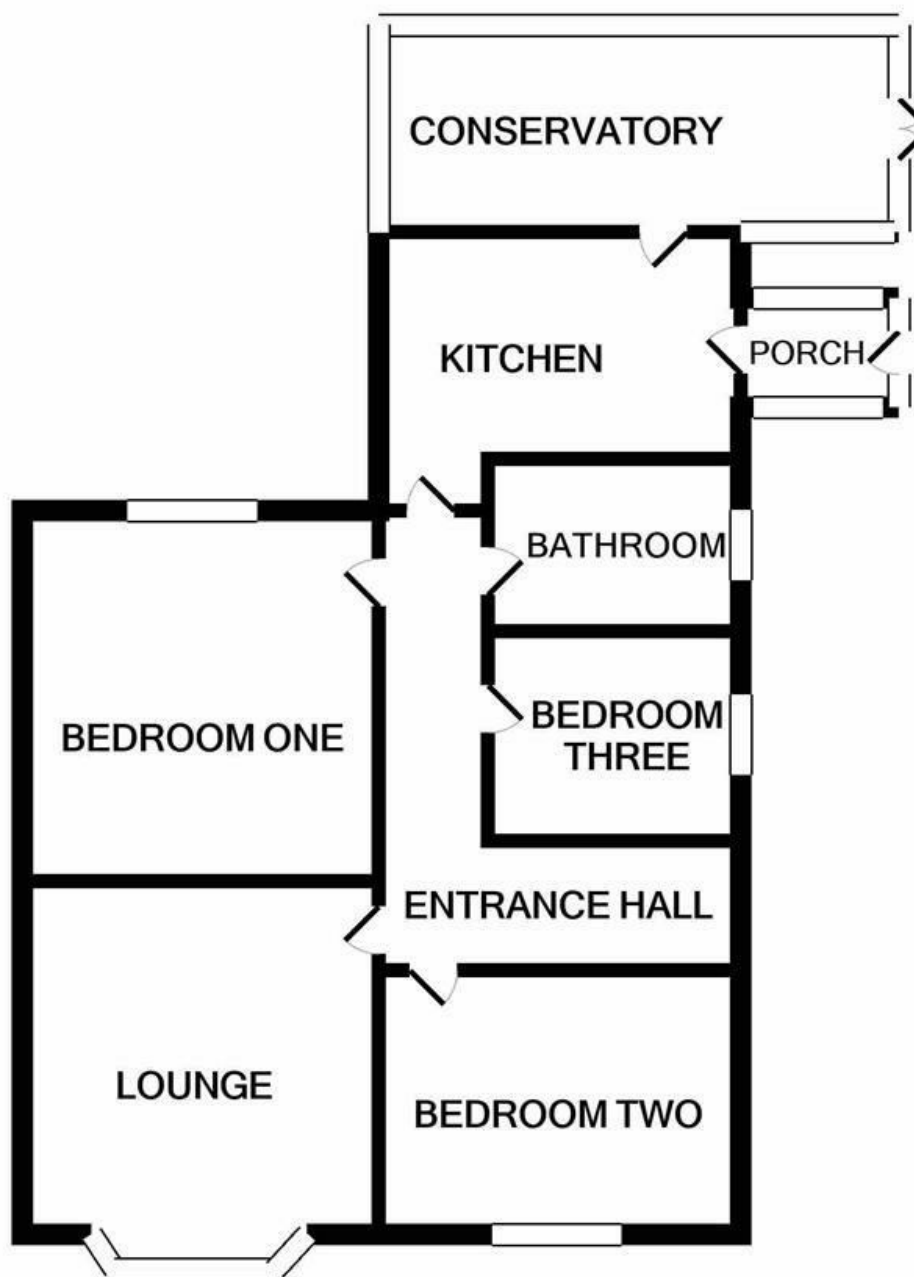


VIEW 4 OF THE GARDEN

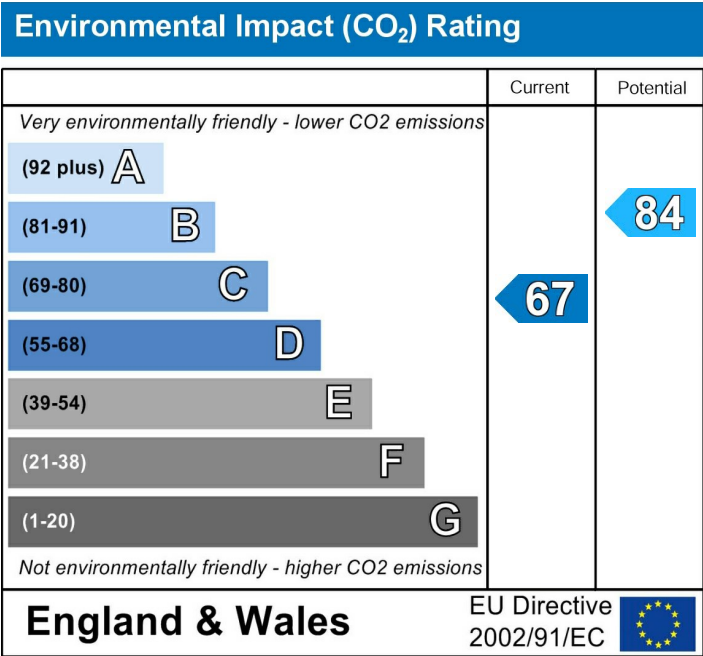
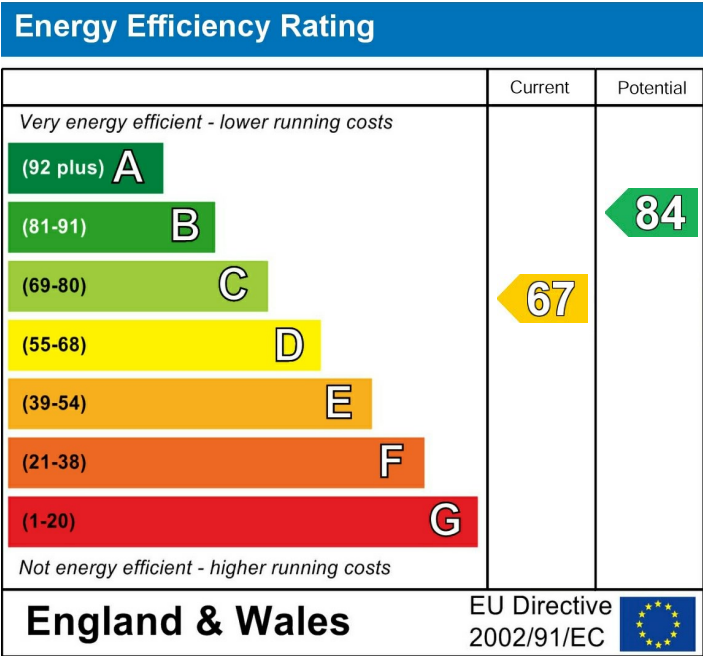


GARAGE

The garage is at the end of the drive.



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Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or emma@personal-touch-mortgages.co.uk.

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