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- \* Modern walk-round self selection display.

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Proprietors: David Mansfield ATTON FNAEA.  
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ESTATE AGENTS



19 LODGE GARDENS, GRISTHORPE YO14 9PW



Freehold £270,000

**FEATURES**

- \* Tastefully presented three bedroom semi detached dormer bungalow.
- \* Built by McAllister builders to a high standard.
- \* Located in a quiet cul-de-sac in this small popular village.
- \* Gas central heating.
- \* Upvc double glazing.
- \* Modern fitted kitchen and bathrooms.
- \* Corner plot with ample parking.
- \* Drive to brick built garage.
- \* Enclosed well kept rear garden.
- \* **EPC Rating: D.**
- \* Viewing is highly recommended.

**ACCOMMODATION IN BRIEF**

GROUND FLOOR: Front Door to Entrance Hall. Lounge. Bedroom. Kitchen. Shower room. Dining Room.

FIRST FLOOR: Two Bedrooms. Bathroom. Large walk-in cupboard / dressing room.

OUTSIDE: Front garden. Drive to garage. Ample parking. Enclosed rear garden.

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19 LODGE GARDENS, GRISTHORPE

**Upvc Side Door to:**

**ENTRANCE HALL**

Coats cupboard. Radiator. Wooden floor.



**LOUNGE**  
4.88m x 3.96m (16'0" x 13'0")

Electric 'living flame' effect log burner with wooden mantelpiece. Two radiators. Wide upvc double glazed window.



/ continued over

## KITCHEN

3.35m x 2.59m (11'0" x 8'6")

Inset ceramic sink, vegetable sink and drainer in grey. Extensive range of base cupboards with worktops over. Matching wall cupboards. Induction hob with extractor hood above. Built-in electric oven. Integrated dishwasher and 'fridge/freezer. Plumbing for automatic washing machine. Inset spotlights. Tiled floor. Tall modern radiator. Upvc double glazed window. **Upvc double glazed door to garden.**

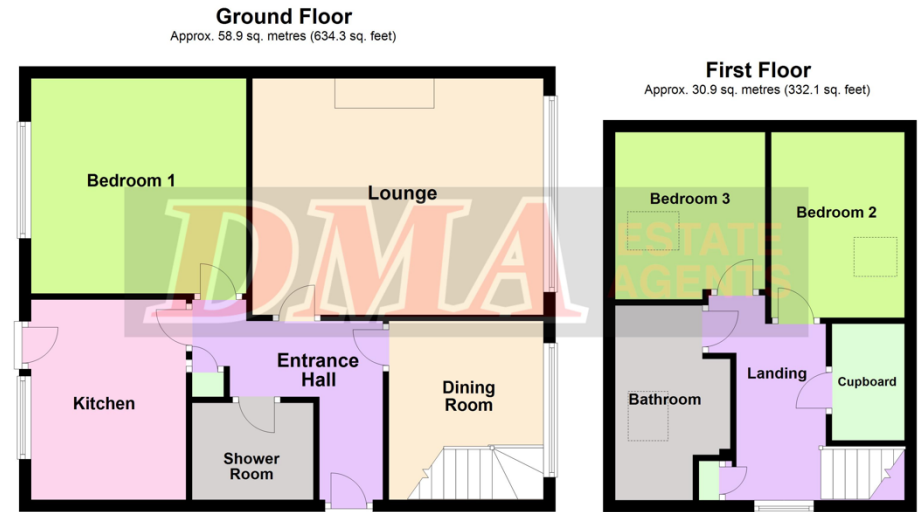


## BEDROOM ONE

3.60m x 3.60m (11'10" x 11'10")

Tall radiator. Upvc double glazed window.

## Floor Plan:



Total area: approx. 89.8 sq. metres (966.4 sq. feet)

Please note this floorplan is a guide and not to scale.  
Plan produced using PlanUp.

19 Lodge Gardens, Gristhorpe

**Council Tax Band** C.

**LOCATION:**

Gristhorpe is a small village lying just to the west of the A165 Scarborough to Bridlington road, approximately two miles from Filey.

**DIRECTIONS:**

Take the Scarborough road from Filey and at the first roundabout on the A165 turn left, signposted Gristhorpe. Follow the road into the village turning left after the Bull Inn onto Lodge Gardens. Take the second right and the property is situated at the head of the cul-de-sac.



**SHOWER ROOM**

**1.63m x 2.03m (5'4" x 6'8")**

Walk-in shower cubicle. Handbasin and wc. Tall linen cupboard and boxtop cupboards. Inset spotlights. Fully tiled. Modern ladder towel radiator. Modern radiator. Upvc double glazed window.



**DINING ROOM**

**2.59m x 2.36m (8'6" x 7'9")**

Radiator. Understairs storage. Upvc double glazed window.



**FIRST FLOOR:**

**LANDING**

Landing with storage cupboards and large walk-in linen cupboard. Radiator. Upvc double glazed window.



**BEDROOM TWO**  
3.10m x 2.24m (10'2" x 7'4")

Radiator. 'Velux' window.



**BEDROOM THREE**  
2.82m x 2.77m (9'3" x 9'1")

Radiator. Velux window.

**BATHROOM**  
3.43m x 1.93m (11'3" x 6'4")

Bath with shower over and screen. Handbasin and wc. Inset spotlights. Tiled floor. Built-in shelves. Radiator. 'Velux' window.



**OUTSIDE:**

Front garden with ample parking. Drive to detached brick **GARAGE** with new fibre glass roof, electric light and power. Enclosed rear garden with patio, lawn and borders.

