



01947 601301

13 KINGSTON
GARTH,
FYLINGTHORPE

3 BED DETACHED
BUNGALOW



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PROPERTY FEATURES

- Detached Bungalow with a Garage & Garden
- 1,270 sq ft of Accommodation over 2 Floors
- Well Presented with Gas Central Heating & Double-Glazing
- 2 Reception Rooms & Separate Breakfast Kitchen
- 3 Double Bedrooms & 2 Bathrooms
- Generous Gardens with a Terrace & Summerhouse
- Quiet Cul-de-Sac close to the Coast

Type: **DETACHED BUNGALOW**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN, TERRACE**

Tenure: **FREEHOLD**

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13 KINGSTON GARTH, FYLINGTHORPE - 3 bed Detached Bungalow - £450,000

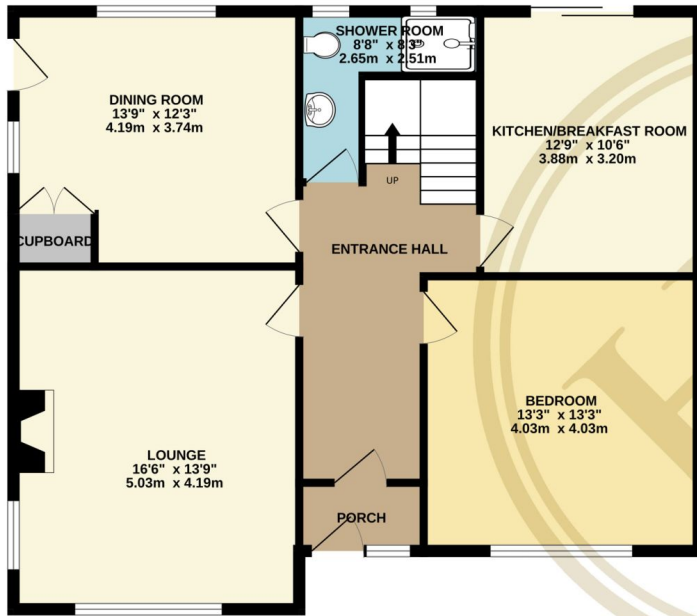


Hope & Braim are delighted to present 13 Kingston Garth in Fylingthorpe to the market. This is an immaculately presented bungalow with well-kept gardens and the benefit of a garage located on a quiet cul-de-sac on the edge of the village and close to the coast. Although there are two floors to the property this is a conventional bungalow with a bedroom and a bathroom downstairs. The property benefits from having gas central heating and double-glazing throughout, plus being in excellent decorative order. There is a central entrance hall with the two spacious reception rooms leading off this, comprising a lounge that has a wood burning stove and a large south-facing window to the front and a dining room to the rear that overlooks the garden. There is also a breakfast kitchen that has patio doors leading out onto the terrace, a double bedroom, and a modern shoe room downstairs. Upstairs there are two further double bedrooms and a second bathroom. Outside there is a driveway and an attached garage plus a wrap around garden with a lawn, mature shrubs, and a summerhouse, ideal for outside entertaining and alfresco dining. We feel this bungalow would make a superb home for those looking to retire close to the coast and have the need for one level living.

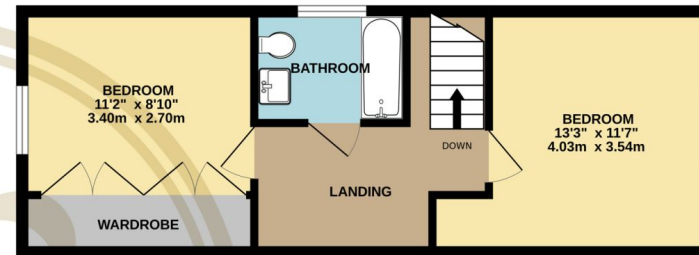


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GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (117.9 sq.m.) 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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