



30 William Street

Cleethorpes

M A S O N S
— Celebrating 175 Years —

30 William Street

Cleethorpes
DN35 8PW



A modern, end terraced townhouse

Residential area of seaside town

Owned parking space at the rear

Attractive enclosed rear garden

Just 475m from the central promenade

Two bedrooms and modern bathroom

Fitted dining kitchen with appliances

Attractive sitting room. Cloakroom/WC

Gas central heating system

uPVC DG windows and white uPVC fascias

Idea first-time buy or investment property

This attractive end terraced townhouse dates back to around 2005 and has brick-faced cavity walls with contrasting blue brick arches and plinth to the front elevation, beneath a pitched timber roof structure covered with concrete interlocking tiles. The property has uPVC double-glazed windows in white and complementary uPVC fascia boards. Heating is by a gas central heating system with combination boiler which was renewed in 2024.

There is an alarm system at the property and an attractive enclosed courtyard-style garden at the rear, with a door out from here to an owned single car parking space beyond.

The accommodation is well-presented with a modern dining kitchen having French doors to outside, a ground floor cloaks/WC and a modern bathroom on the first floor.

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Accommodation

Ground Floor

The main entrance is at the front of the house where a white uPVC part-glazed (double-glazed) front door with decorative arched pane is set beneath a tiled canopy porch on shaped brackets with an outside lantern at the side.

The front door opens into the **lounge**, an attractive reception room with a distressed oak-style floor covering and a staircase to the right side with grey-painted spindle balustrade and turned newel posts leading up to the first floor.

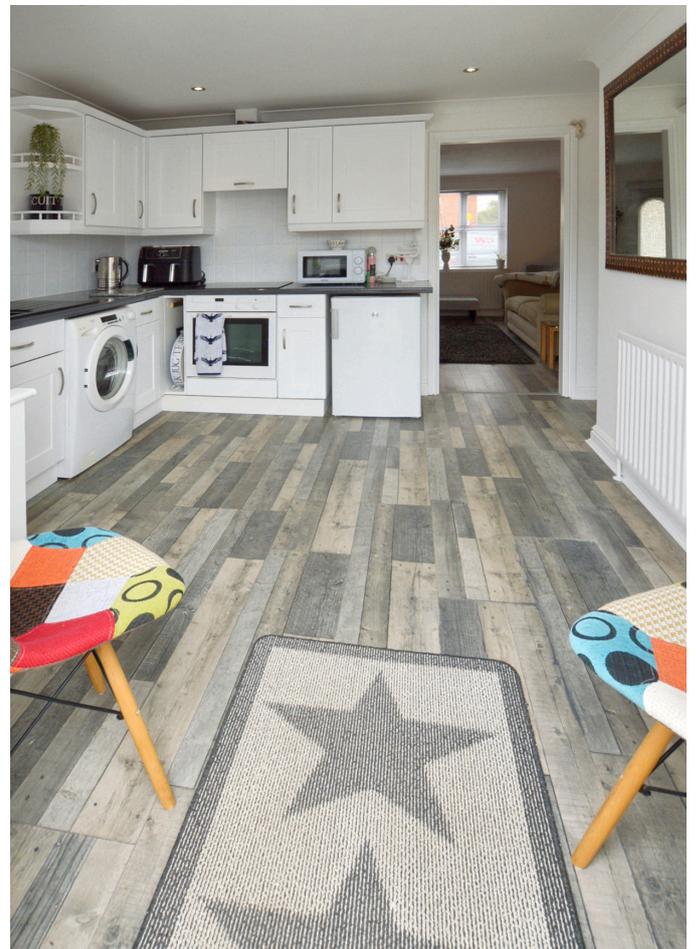
There is a wide window on the front elevation with Venetian blind, coving to the ceiling, a smoke alarm and central heating thermostat. The under stairs area forms a recess which has an array of display shelving.





A walk-through opening leads to the **dining kitchen** at the rear. This is fitted with an attractive, modern range of units in matt white with metal handles and comprising base cupboards and drawers, a matching range of wall cupboards, roll-edge work surfaces in grey and contrasting white ceramic-tiled splash-backs. Set into the work surface is an anthracite coloured, resin, single drainer sink unit with a flexible hose mixer tap.

The wall-mounted gas combination boiler is an Ideal Esprit Eco II model and there are appliances included in the sale comprising a Grand Vita washing machine, a Hoover refrigerator and a built-in Neff electric oven incorporating grill, together with a four-plate ceramic hob and faced cooker hood over.





The kitchen has a radiator, coved ceiling, rear walk-in bay with French door to the garden and windows fitted with Venetian blinds. Lighting is provided by ceiling downlighter spotlights to the coved ceiling.



A white, six-panel door leads to the **cloakroom/WC** which is fitted with a white, square-design suite of low-level, dual-flush WC and bracket wash hand basin with ceramic tile splash-back. There is a window to the rear elevation, a radiator and the ceiling is coved with light.

First Floor

The staircase leads up to a **first floor landing** and the balustrade extends around the stairwell to form a gallery. Six-panel, white doors lead off to the two bedrooms and bathroom and a matching door opens onto a linen cupboard with shelving. The ceiling has a trap access to the roof void.



The **main bedroom** is positioned to the rear of the house and is a good-size double room with a rear window having a Venetian blind fitted and a radiator. The second bedroom is a smaller double room at the front of the house with clothes rail to one side, wall shelf unit, radiator and front window with Venetian blind.





The **bathroom** is fitted with a white suite of panelled bath, having two grips and shower fittings to a square-design waterfall mixer tap, a low-level, dual-flush WC and a vanity wash hand basin with matching waterfall mixer tap and mirror cabinet over.

There are slate-style ceramic tile splash-backs and these extend to high level in the shower area around the bath. The ceiling has an extractor fan and there is a ceiling light, a side window with ceramic-tiled sill and a radiator.

Outside

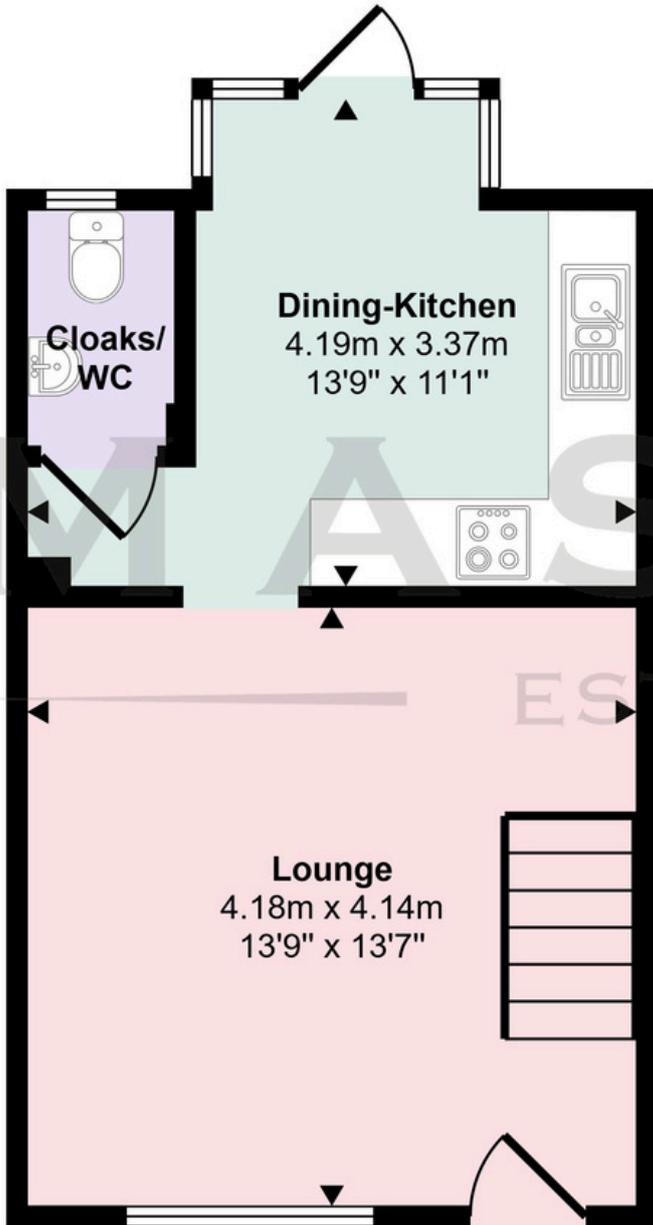
To the rear of the property, there is a private garden enclosed by a combination of colour-washed brick and block wall and close-boarded fencing, with a ledged and braced door at the rear into the courtyard, within which this property has the valuable benefit of a car parking space.

The garden is arranged as a flagstone-paved patio area by the French door from the kitchen, with a complementary path leading to the rear door and parking space. The paved area is surrounded by slate beds which are ideal for flower pots and tubs and there is a further patio area to the far corner. The garden enjoys the sun for a large part of the day and there is a sensor twin spotlight above the rear bay illuminating the garden, together with an outside water tap.



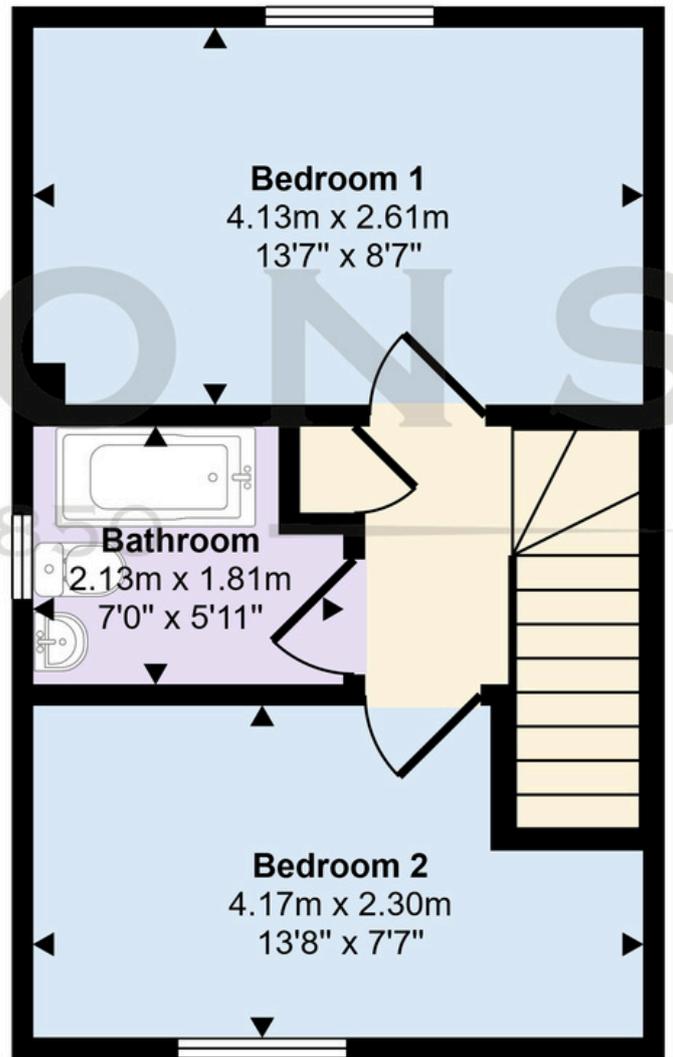


Approx Gross Internal Area
59 sq m / 635 sq ft



Ground Floor

Approx 30 sq m / 323 sq ft



First Floor

Approx 29 sq m / 312 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

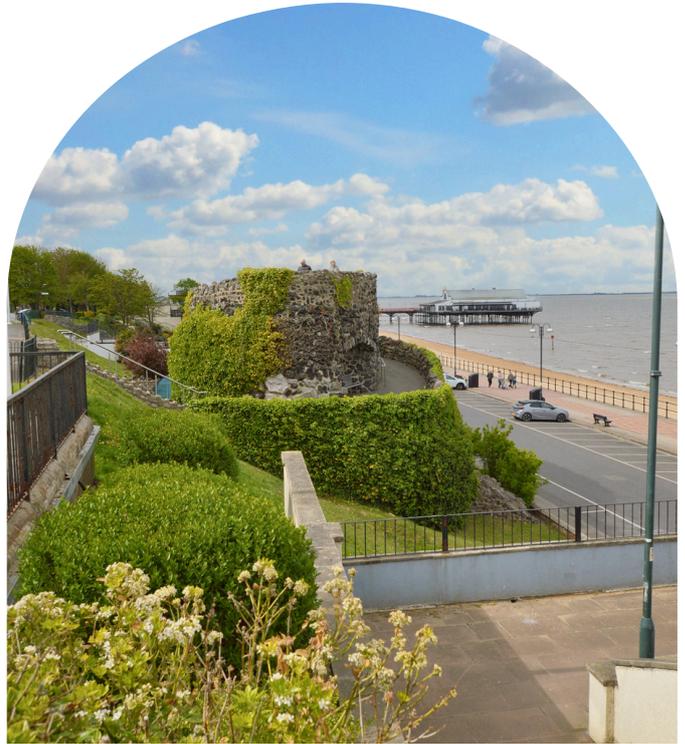
Cleethorpes

Traditional Seaside

Cleethorpes, a charming seaside town on the Humber Estuary, offers a unique blend of historic charm and modern amenities. Originally a fishing village, Cleethorpes developed into a popular resort in the 19th century, and today it remains a vibrant destination.

With a train station, bus links, and a range of primary and secondary schools, it's ideal for families and commuters alike. For sports enthusiasts, Blundell Park, home to Grimsby Town FC, is a local landmark. The modern leisure centre features an indoor wave pool, badminton and squash courts, a gym, and a sports hall.

Cleethorpes is also home to stunning natural attractions, including a large boating lake, a 62-hectare local nature reserve, and miles of sandy beaches perfect for relaxation or adventure. Whether you love the beach, nature, or sport, Cleethorpes offers a great place to live or visit.



A wide range of amenities is available in nearby Grimsby while to the south, around 15 miles away, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///valve.relax.zone

Directions

Proceed north towards Grimsby and Cleethorpes on the A16 road and at the Toll Bar roundabout take the second exit, proceed to the next 2 roundabouts and in each case take the second exit. Continue towards Cleethorpes, keeping left at the lights and at the roundabout, take the right lane to continue straight on, then take the second exit at the roundabout along Taylors Avenue. Follow this for some distance, passing the playing field on the right then turn left into Trinity Road and second right along Highgate. William Street is then the second left turning and the house will be found after some distance on the left side.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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