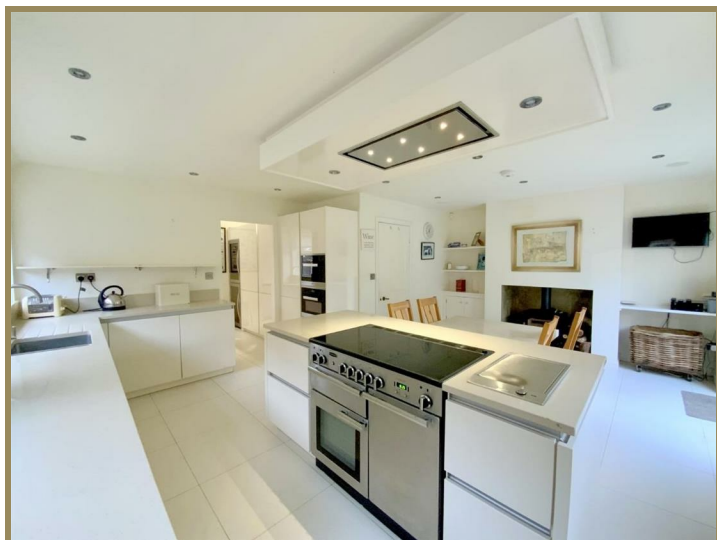




14 Lindum Road, Cleethorpes, North East Lincolnshire, DN35 0BW
£495,000

Key Features:

- Traditional Four Bedroom Detached Property
- Highly Sought After Cleethorpes Location
- Spacious & Versatile Family Accommodation
- Two Reception Rooms
- Modern Open Plan Living Dining Kitchen
- Luxury Family Bathroom
- Driveway Parking
- Large Detached Garage
- No Forward Chain

An exciting opportunity to acquire a traditional four bedroom detached home, 'Lindum House', situated in this highly sought after residential area of central Cleethorpes. Ideally located a short walk front the seafront and the popular Signhills Academy.

The property offers superbly spacious family and entertaining space, generously proportioned throughout and featuring period details including hardwood parquet flooring, classic stone fireplaces and high ceilings. Accommodation comprising; front porch, entrance hall, cloak/wc, front and rear reception rooms, an open plan modern dining kitchen and separate utility room. To the first floor are three good sized double bedrooms, a fourth bedroom/study, and luxury family bathroom. Set in mainly lawned gardens with driveway parking and large detached garage.

Whilst already a wonderful family home offering a blend of traditional elegance and modern potential, the property offers excellent scope for further renovation and development (STPP). Viewing Highly Recommended...Offered for sale with No Forward Chain



ENTRANCE PORCH

15'9" x 4'6" (4.81 x 1.39)

A useful front entrance to the property, with wood effect Amtico flooring, and access to:-

ENTRANCE HALL

16'4" x 7'10" (5.00 x 2.39)

A welcoming entrance to the property, featuring parquet wood flooring, and staircase to the first floor.

CLOAKROOM

7'10" x 4'11" (2.39 x 1.52)

Fitted with a pedestal basin and low level wc. Wood effect Amtico flooring.

LIVING ROOM

19'10" x 15'5" (6.06 x 4.72)

To front aspect with bay window, further side window, stone open fireplace, and parquet wood flooring.

DINING ROOM

18'7" x 15'11" (5.68 x 4.86)

A versatile second reception room overlooking the rear garden. Having a side aspect bay window and French doors opening onto the rear patio. Featuring a further stone open fireplace and parquet wood flooring.

OPEN PLAN DINING KITCHEN

19'5" x 16'0" (5.94 x 4.90)

Designed by Richard Sutton, featuring a range of modern cream gloss base units, and contrasting Quartz worktops with a 1.5 undermounted sink. Appliances include a built-in double oven, integrated fridge/freezer and dishwasher. Island incorporating a dining table, and range cooker with extractor over. Fireplace with log burning stove. Tiled floor with underfloor heating throughout. Patio doors opening onto the rear garden, and side entrance door.

UTILITY ROOM

7'1" x 6'10" (2.16 x 2.10)

Providing additional storage units and Quartz worktops with a 1.5 undermounted sink. Miele integrated washing machine and dryer. Tall wine cooler, and integrated fridge/freezer. Wall unit housing the gas central heating boiler. Continued tiled floor with underfloor heating.

FIRST FLOOR LANDING

With a useful walk-in storage cupboard, and feature front aspect window.

BEDROOM 1

17'10" x 16'0" (5.44 x 4.88)

Master bedroom with bay window to front aspect, and fitted wardrobes.

BEDROOM 2

16'3" x 12'6" (4.96 x 3.82)

To side aspect, with full wall of built-in wardrobes and access to the loft.

BEDROOM 3

15'10" x 11'11" (4.85 x 3.64)

To rear aspect, with a full wall of built-in wardrobe, and useful storage cupboard.

BEDROOM 4/STUDY

11'11" x 7'1" (3.64 x 2.17)

A versatile room, to side aspect.

BATHROOM

18'3" x 7'8" (5.58 x 2.34)

Designed by Richard Sutton, the travertine tiled family bathroom features a freestanding oval bath, large walk-in shower area, and vanity unit with twin countertop basins. Heated towel rail. Front and side aspect windows.

OUTSIDE

The property stands in mainly lawned gardens with established beds/borders, and paved patio area. The driveway leads down the side to the large detached garage/workshop.

DETACHED GARAGE

31'9" x 9'11" (9.69 x 3.04)

TENURE

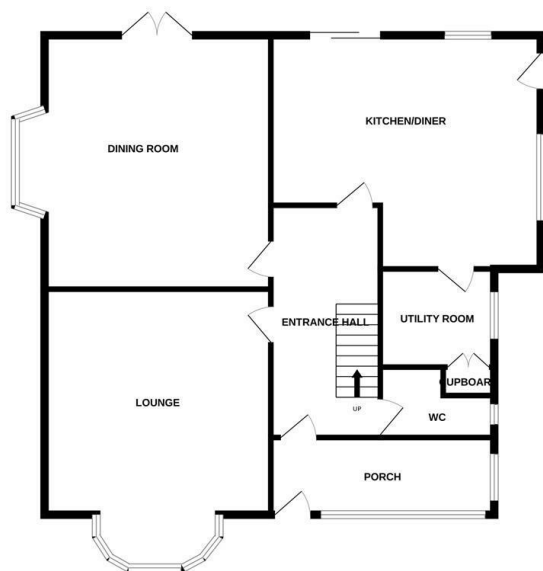
FREEHOLD

COUNCIL TAX BAND

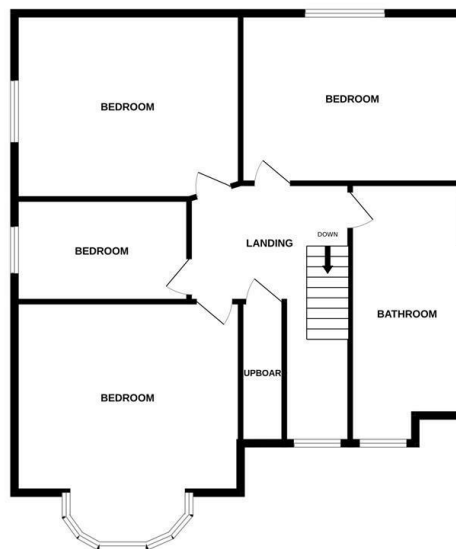
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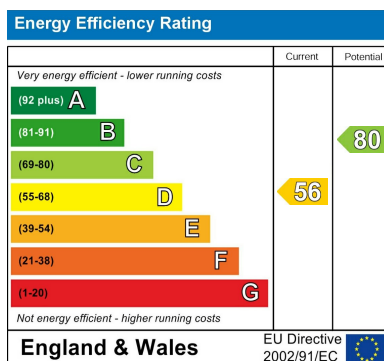
GROUND FLOOR



1ST FLOOR



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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore