



132 Chichester Road, Cleethorpes, North East Lincolnshire, DN35 0JJ
£285,000

Key Features:

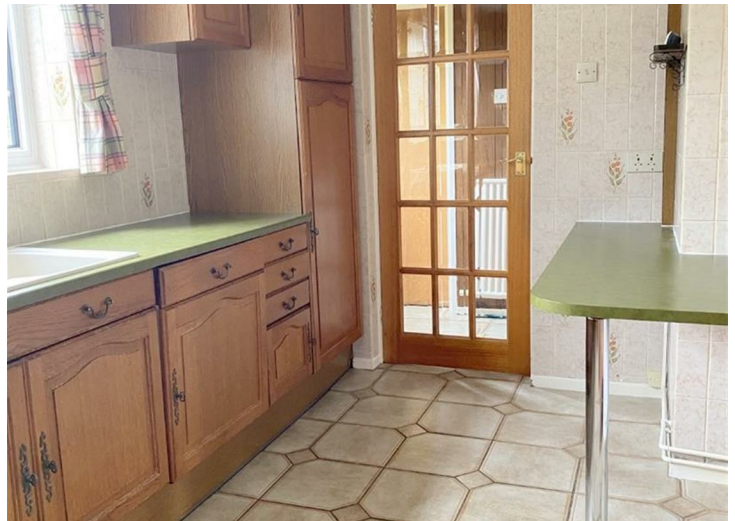
- No Forward Chain
- Detached Three Bedroom Home
- Highly Popular Cleethorpes Location
- Within Short Walking Distance Of The Seafront
- Close Proximity to Signhills Academy
- Has the Potential for Modernisation & Extension
- Generously Sized Rear Garden
- Integral Garage and Driveway Parking

Located in a prime residential area of Cleethorpes, this three bedroom detached home is offered for sale with no forward chain.

Situated just a short walk from the seafront, local parks, and the highly regarded Signhills Academy, the property offers excellent potential for those looking to create a modern family home in this highly popular location.

Internally, the property features a spacious dual aspect lounge/dining room, kitchen, and a rear entrance lobby with access to a downstairs wc and the integral garage. To the first floor are three bedrooms, two doubles and a generous single, along with shower room and nicely proportioned landing.

Outside, the home stands in established grounds - the lawned rear garden being particularly generous is offering potential to extend the property, subject to the necessary planning consent. Viewing highly recommended.



ENTRANCE HALL

Accessed via a front entrance porch.
With staircase to the first floor.

LOUNGE/DINING ROOM

27'5" x 14'0" (8.36 x 4.28)

Measured at maximum width.

A dual aspect room with a large bow window to the front and two rear windows. The Dimplex opti-myst electric fire is set within a marble fireplace with a granite back screen and hearth.

KITCHEN

12'9" x 8'9" (3.91 x 2.67)

Compromising of traditionally styled wooden units with a built-in double oven and grill, electric hob, integrated dishwasher and refrigerator. A serving hatch to the dining room and a rear aspect window.

REAR ENTRANCE LOBBY

With storage cupboard housing the gas central heating boiler. Access to garage and WC.

CLOAKROOM/WC

4'9" x 2'3" (1.45 x 0.71)

Fitted with a WC and hand basin.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

11'9" x 11'5" (3.59 x 3.49)

To front aspect, with fitted wardrobes.

BEDROOM 2

11'9" x 9'8" (3.59 x 2.97)

To rear aspect with fitted wardrobes.

BEDROOM 3

8'7" x 8'2" (2.63 x 2.50)

To front Aspect.

SHOWER ROOM

8'6" x 5'5" (2.60 x 1.66)

Fitted with a large shower enclosure, vanity basin unit, close coupled W.C, a heated chrome towel rail and sizeable airing cupboard.

OUTSIDE

The property is approached via a block paved driveway with mature bushes, off road parking and access to the integral garage. To the rear, the generous and well-maintained garden is mainly laid to lawn with a variety of evergreen bushes, trees and a sizeable wooden summer house. The grounds provide plenty of space for outdoor enjoyment, future development or extension to the property – subject to the necessary planning consent.

GARAGE

16'7" x 8'3" (5.06 x 2.53)

With an electronically operated exterior door, internal door, plumbing for a washing machine and a further second loft space.

TENURE

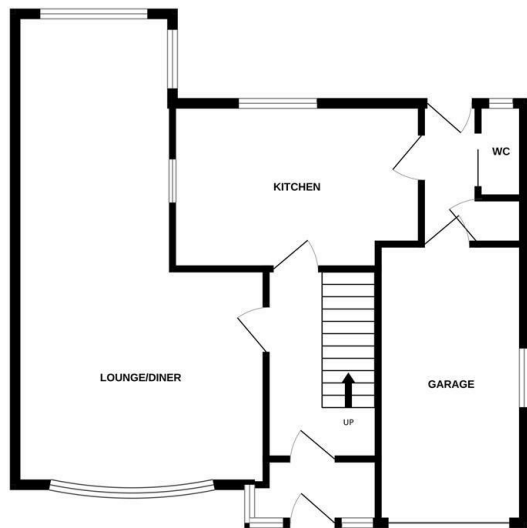
FREEHOLD

COUNCIL TAX

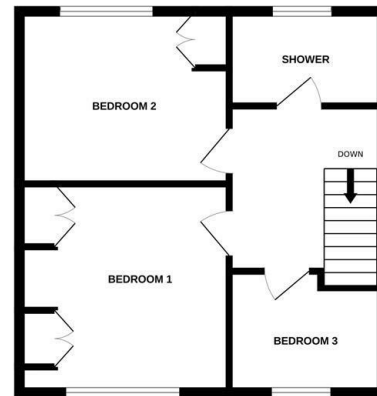
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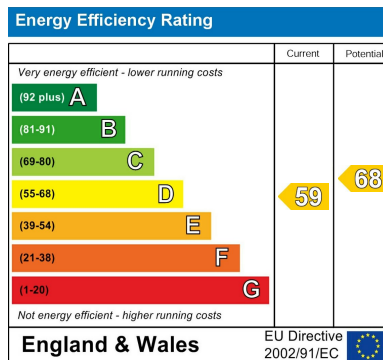
GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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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