

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 19 LESTRANGE STREET, CLEETHORPES

**PURCHASE PRICE £122,500 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£122,500

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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## 19 LESTRANGE STREET, CLEETHORPES

3 Bedroom Terrace House in prime location.

This well maintained 3 - bedroom terrace house is situated in a popular area, close to amenities and within a desirable school catchment area. The property boasts modern conveniences including double glazing and gas central heating. The property benefits from a fitted kitchen with dining area and french doors to the rear garden. lovely solid wooden doors from lounge to dining room with feature fire places in both. two spacious bedrooms and a box room and a lovely fully tiles shower room. The garden is of a reasonable size and has a wall and fenced boundary, gated access, a garden shed and gravel pathway and patio area.

This home offers comfort and practicality, ideal for families seeking a quality living environment.

### HALLWAY

This is a light and airy entrance, entered through a solid wooden door and then a u.PVC double glazed door giving extra security. Stairs to the first floor, door to the dining room, a central heating radiator, central light fitting, dado rail and wood effect laminate flooring.

### LOUNGE

9'11" x 13'1" into bay (3.03m x 3.99m into bay)

Situated at the front of the property this room is entered by double wooden doors from the dining room it has a wooden fire surround with black marble hearth and inset gas fire. A lovely large u.PVC double glazed box bay window, a central heating radiator. There is a central light fitting, decorative cornicing to the ceiling and skirting board, beige carpet and cream coloured walls with a feature chimney breast wall.



### DINING ROOM

10'2" x 13'6" (3.10 x 4.14)

This is a lovely sized room with feature wooden fire surround with black marble hearth and inset gas fire. This room is painted mainly cream with a feature wall. There is a large double glazed window to the rear elevation, a central heating radiator, under the stairs storage cupboard, coving, skirting board, beige carpet and a door through to the kitchen.



## 19 LESTRANGE STREET, CLEETHORPES

### KITCHEN

8'1" x 16'4" (2.47 x 4.98)

This room has a plenty of fitted cupboards with complimentary grey roll top work surface, stainless steel gas hob and oven with extractor fan over. There is a built in fridge/freezer, coloured sink and drainer with chrome effect fittings. There is plumbing for a washing machine, u.PVC double glazed window to side elevation, u.PVC double glazed French door to the rear garden, central heating radiator, central light fitting and grey slate effect lino to the floor.



### LANDING

13'2" x 5'0" (4.03 x 1.53)

Stairs to the ground floor, doors to all bedrooms and the shower room. Decorated in neutral tones, with wooden dado rail and carpeted flooring, central light fitting and loft access.

## 19 LESTRANGE STREET, CLEETHORPES

### **SHOWER ROOM**

7'8" x 4'2" (2.36 x 1.29)

This is a fully tiled shower room for ease of cleaning, with a white suite comprising of a push button WC, a white pedestal wash hand basin with chrome fittings and a corner shower cubical with electric max shower. There is a double glazed uPVC privacy window to the rear, central light fitting, neutral coloured lino to the floor and a central heating radiator.



### **BEDROOM ONE**

10'10" x 13'2" (3.32 x 4.03)

This good sized double bedroom, situated at the front of the property with u.PVC double glazed window, decorated in a clotted cream with a feature chimney breast with wooden fire surround, coving, skirting, a central heating radiator and central light fitting.



## 19 LESTRANGE STREET, CLEETHORPES

### **BEDROOM TWO**

11'1" x 7'9" (3.38 x 2.37)

This again is another double bedroom, with u.PVC double glazed window to the rear elevation, central heating radiator, central light fitting, neutral carpet and cream walls, white skirting and coving to finish the room.



### **BOX ROOM**

6'5" x 5'1" (1.96 x 1.57)

This nursery sized room or home office has a light and airy feel with u.PVC double glazed window to the side elevation, cream walls and neutral carpet with boxed in boiler cupboard.

### **GARDEN**

The garden is of a good size with a patio area as you come out of the french doors, planting area and shingled walk way, with wall and fenced boundary, a shed and gate for back entrance.



**19 LESTRANGE STREET, CLEETHORPES**

**GARDEN**



**SHED**

GROUND FLOOR




1ST FLOOR




3 BED TERRACE

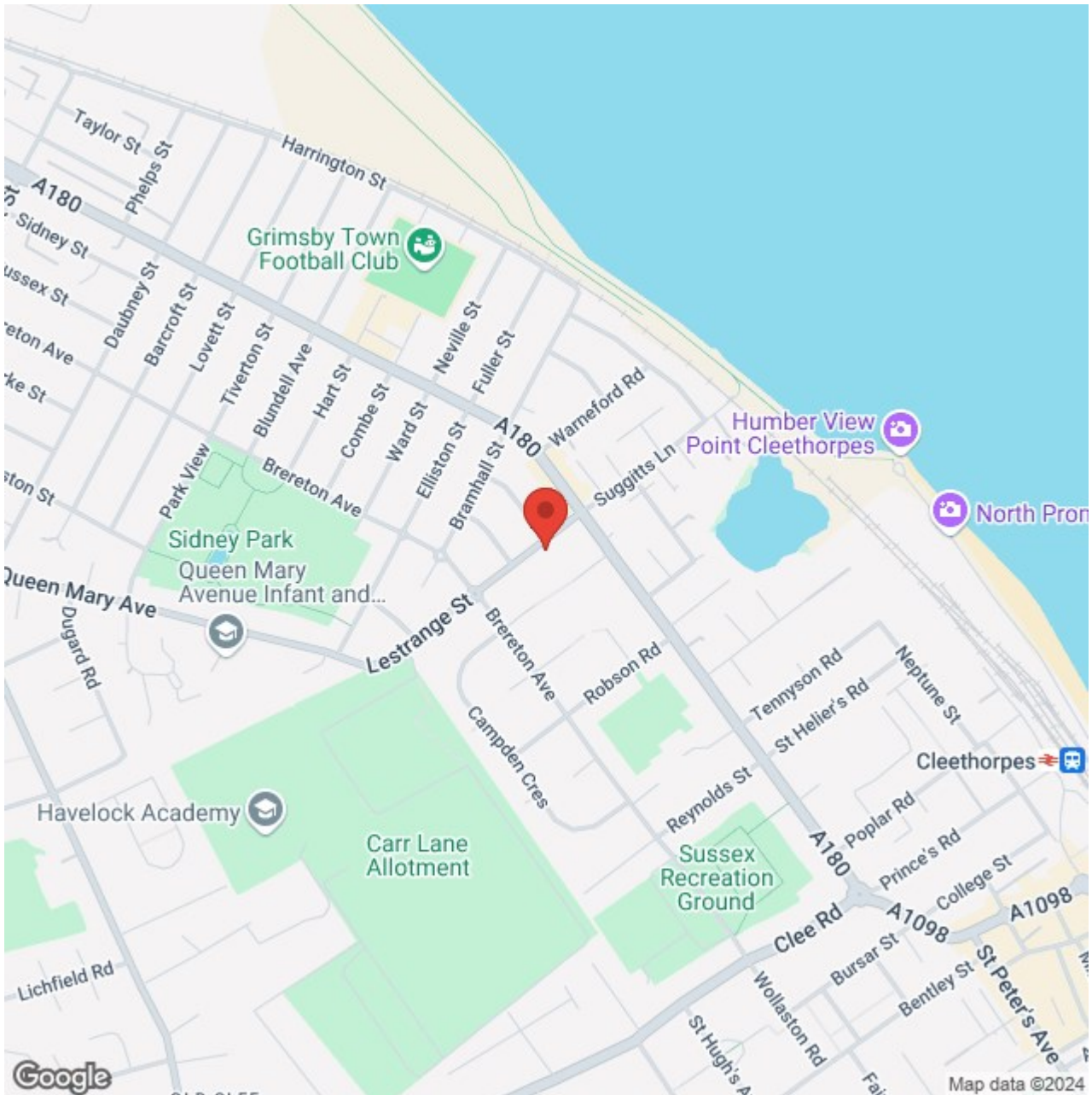
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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