

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

75 LESTRANGE STREET, CLEETHORPES

PURCHASE PRICE £185,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£185,000

TENURE

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



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75 LESTRANGE STREET, CLEETHORPES

Welcome to this charming semi-detached property located on the desirable Lestrangle Street in Cleethorpes. This well-presented home offers a perfect blend of comfort and convenience, situated close to local amenities and well-regarded schools, making it an ideal choice for families.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertainment. The fitted kitchen is perfect for whipping up delicious meals and creating lasting memories with loved ones.

With three generous double bedrooms, this property ensures that everyone in the family has their own private sanctuary. The bathroom offers a tranquil space to unwind after a long day.

Benefiting from uPVC double glazing and gas central heating, this home provides warmth and energy efficiency throughout the year. Outside, the large low-maintenance rear garden is a blank canvas for your gardening aspirations or a peaceful retreat for enjoying the outdoors.

Parking will never be an issue with space for two vehicles off-road, ensuring convenience for you and your guests.

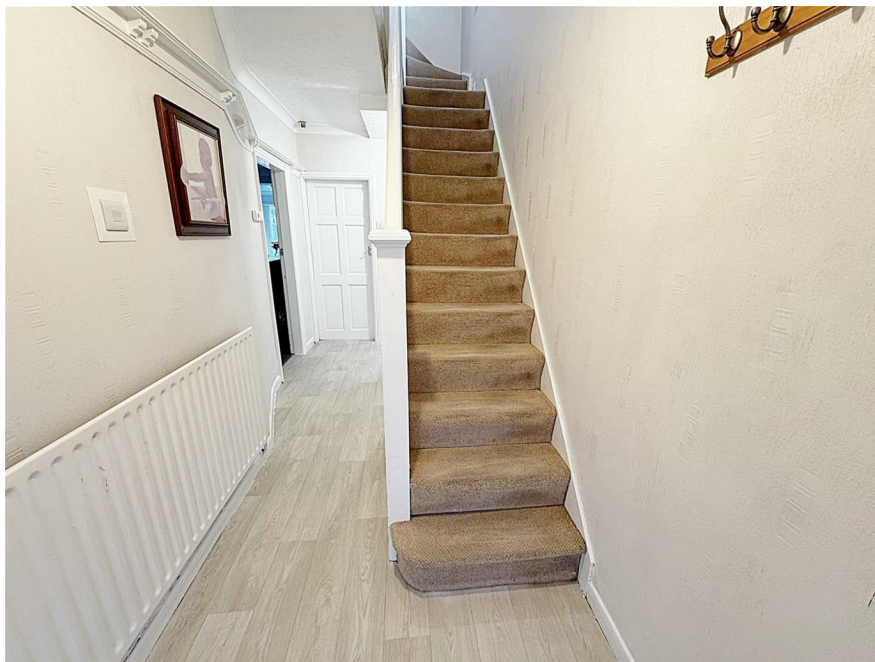
Don't miss the opportunity to make this lovely property your new home. Book a viewing today and envision the endless possibilities that await you at this delightful residence on Lestrangle Street.

ENTRANCE PORCH

Through a u.PVC double glazed front door into the porch with u.PVC double glazed windows to the front and sides, carpet to the floor and a u.PVC double glazed door to the hall.

HALL

Through a u.PVC double glazed centralised door into the hall with stairs to the first floor accommodation, a central heating radiator, a u.PVC double glazed window, vinyl to the floor and a light to the ceiling.



FRONT ROOM

10'5 x 14'7 into bay (3.18m x 4.45m into bay)

With a u.PVC double glazed walk-in bay window, a central heating radiator, double doors to the lounge. There is a light coving and a ceiling rose to the ceiling.

75 LESTRANGE STREET, CLEETHORPES

LOUNGE

9'4 x 13'11 (2.84m x 4.24m)

The lounge with a central heating radiator open up into the dining area. There is a light, coving and a ceiling rose to the ceiling.



DINING AREA

7'10 x 8'1 (2.39m x 2.46m)

With u.PVC double glazed patio door, laminate to the floor, a light and coving to the ceiling.



75 LESTRANGE STREET, CLEETHORPES

KITCHEN

14'1 x 6'2 (4.29m x 1.88m)

The kitchen with a range of Beech effect wall and base units, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. There is plumbing for a washing machine, space for an under counter fridge and a tumble dryer and there is a wall mounted central heating boiler. A housed electric double oven (about a 1 year old), an integrated gas hob with a stainless steel extractor fan above. Two u.PVC double glazed windows, a tiled floor and there is a light to the ceiling.



KITCHEN



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a u.PVC double glazed window and a light to the ceiling.

75 LESTRANGE STREET, CLEETHORPES

BATHROOM

5'3 x 5'6 (1.60m x 1.68m)

The bathroom with a white suite comprising of a panelled bath with a chrome mixer shower tap, a sink set in a vanity unit with a chrome mixer tap and a closed couple WC. A u.PVC double glazed window, part tiled walls, a chrome ladder style radiator, vinyl to the floor and a light to the ceiling.



BEDROOM 1

10'6 x 14'4 into bay (3.20m x 4.37m into bay)

This double bedroom is to the front of the property with a u.PVC double glazed walk-in bay window, two central heating radiators and there is a light to the ceiling.

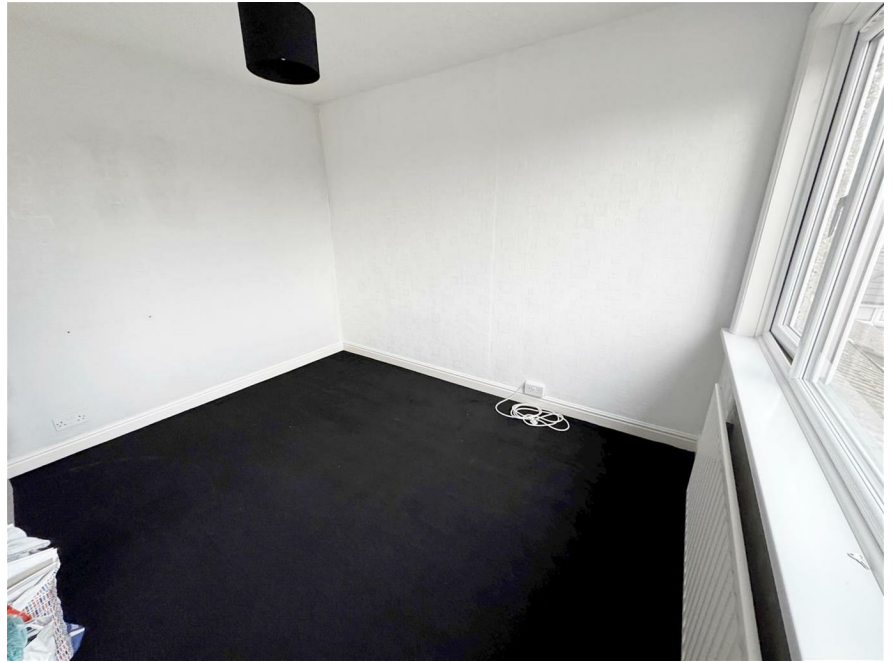


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BEDROOM 2

11'0 x 16'3 max (3.35m x 4.95m max)

Another double bedroom to the rear of the property with two u.PVC double glazed windows, two central heating radiators and two lights to the ceiling.



BEDROOM 3

15'8 max x 13'10 max (4.78m max x 4.22m max)

Up the stairs to the second floor where you will find the third double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



75 LESTRANGE STREET, CLEETHORPES

OUTSIDE

The front garden has a walled boundary and is mainly laid to concrete for off road parking and there is a lawned area.

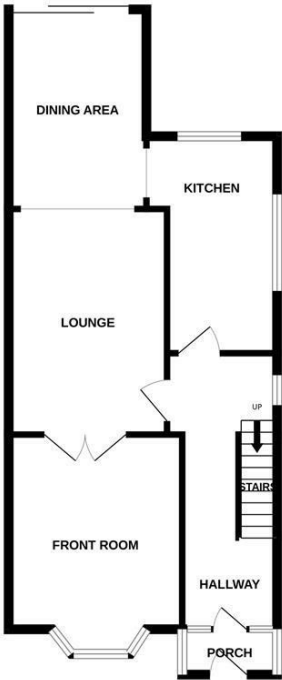
The rear garden has a walled and fenced boundary and is laid to concrete and pavers for ease of maintenance and there is a large timber shed.



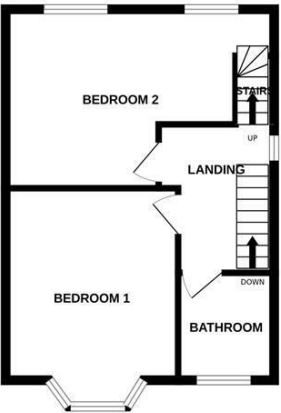
OUTSIDE



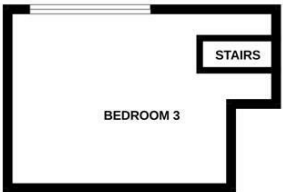
GROUND FLOOR



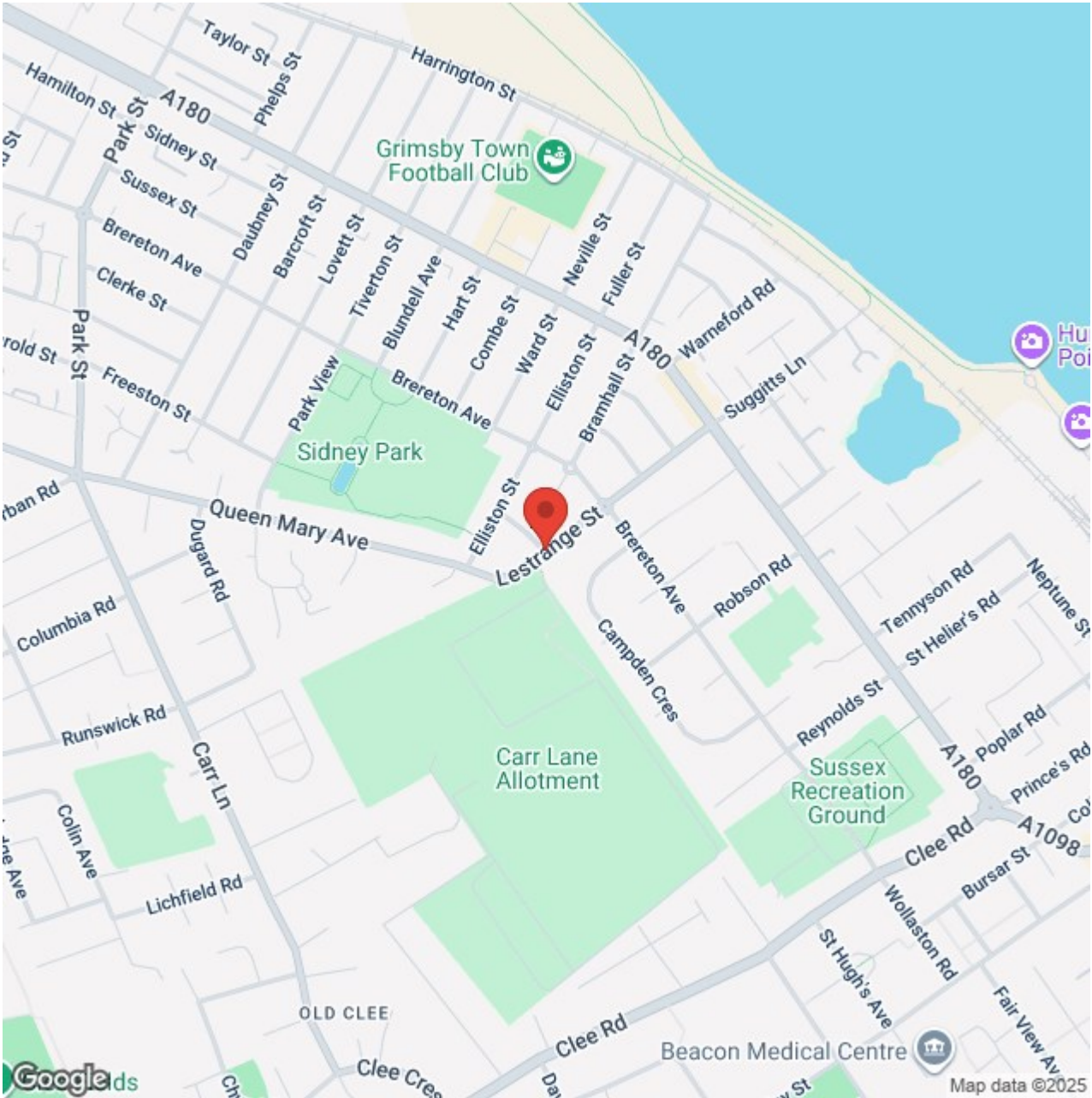
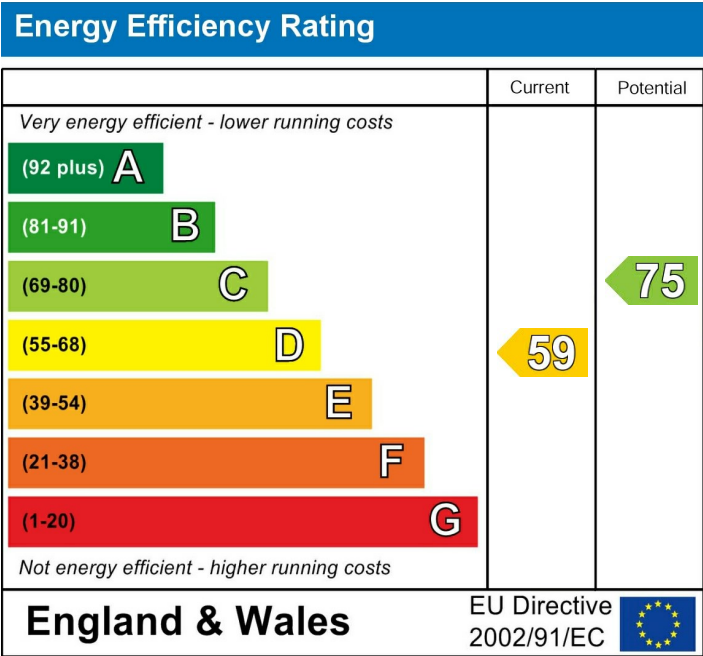
1ST FLOOR



2ND 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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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.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

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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