

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:

www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

14 BASSETT ROAD, CLEETHORPES

PURCHASE PRICE £299,950 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£299,950

TENURE

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



Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



14 BASSETT ROAD, CLEETHORPES

Nestled in the heart of Cleethorpes, this well-presented semi-detached property on Bassett Road offers a fantastic opportunity for those seeking a spacious family home. Upon entering, you are greeted by a welcoming entrance hall, a comfortable lounge perfect for relaxation. The fabulous fitted kitchen/diner is a highlight of the home, providing an ideal space for family meals and entertaining guests. Additionally, a snug area with bi-fold doors seamlessly connects the indoor and outdoor spaces, allowing for a delightful flow of light and air.

The first floor boasts three well-proportioned bedrooms, complemented by a family bathroom and a separate WC, ensuring convenience for all.

Outside, the property is equally impressive, featuring a detached garage and a charming cabin equipped with light, power, and both hot and cold water, making it perfect for a home office or leisure space. With ample parking available for up to six vehicles, this home is not only practical but also offers a sense of ease and comfort.

This property is a true gem in Cleethorpes, combining modern living with ample space, making it an ideal choice for families or those looking to invest in a vibrant community. Don't miss the chance to make this delightful house your new home.

ENTRANCE HALL

Through a centralised composite door with side panels, stairs to the first floor accommodation, a vertical central heating radiator, luxury vinyl tiles with under floor heating to the floor, a light and coving to the ceiling.



WC

2'7 x 3'10 (0.79m x 1.17m)

With a white toilet, a white sink set in a vanity unit with a chrome mixer tap, luxury vinyl tiles to the floor and a light to the ceiling.

LOUNGE

12'11 x 13'11 (3.94m x 4.24m)

The lounge is to the front of the property with a u.PVC double glazed window, a vertical central heating radiator, an oak effect fire surround with a marble back and hearth and a gas fire within. There is a built in cupboard, a light and coving to the ceiling.



14 BASSETT ROAD, CLEETHORPES

OPEN PLAN OPEN LIVING KITCHEN

18'5 x 7'8 increasing to 18'11 (5.61m x 2.34m increasing to 5.77m)

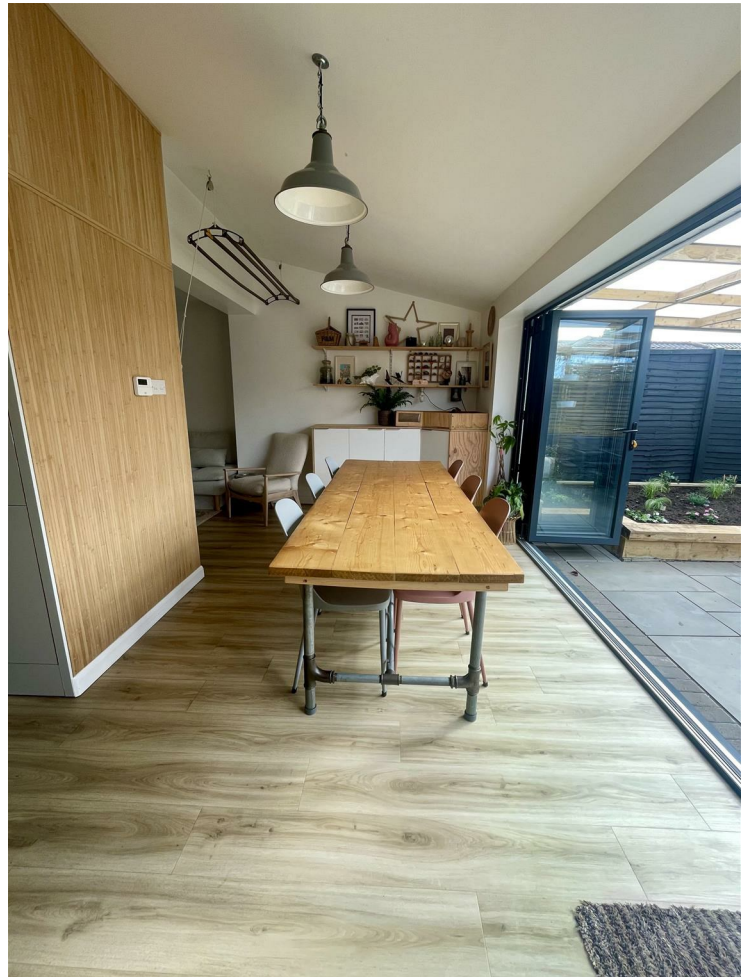
KITCHEN AREA

The kitchen with a Midnight Blue wall and base units, quartz work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. An induction hob with a housed extractor fan above, there is plumbing for a washing machine and dishwasher to one side. On the other side of the kitchen is a wall of floor to ceiling cupboards in Chalk white incorporating a housed electric oven, a tamber door and an integrated fridge/freezer. Luxury vinyl tiles to the floor with underfloor heating and there are two lights to the ceiling.



DINING AREA

The dining area with the continuation of the luxury vinyl tiles to the floor with underfloor heating and there is bi-fold doors into the garden.



DINING AREA



SNUG/LIVING AREA

10'4 x 9'8 (3.15m x 2.95m)

The snug with built in cupboards with a timber work surface over, luxury vinyl tiles with under floor heating to the floor and a light to the ceiling.



LANDING

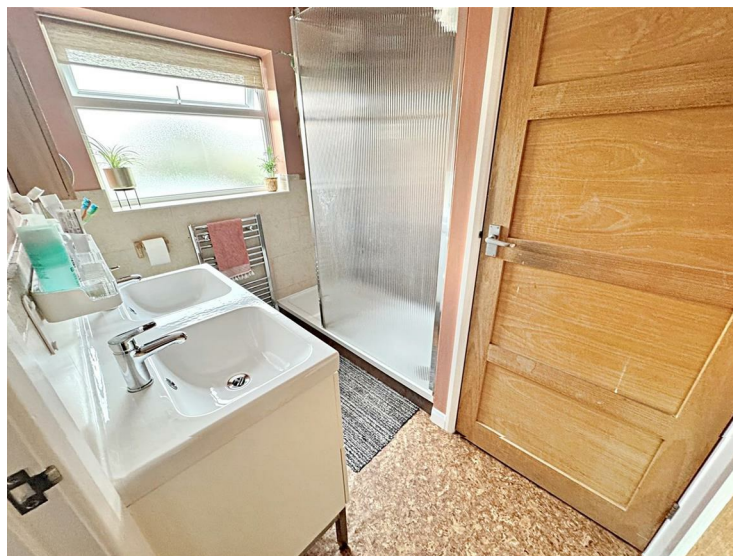
Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u.PVC double glazed window, access to the loft with a pull down ladder and a light to the ceiling.

14 BASSETT ROAD, CLEETHORPES

BATHROOM

8'3 x 6'10 (2.51m x 2.08m)

With white his and hers sinks both with chrome mixer taps and set in a white vanity unit, a toilet and a walk in shower with a digital thermostatic power shower and a glass shower screen. A u.PVC double glazed window, shower boarding and tiles to the walls, a central heating radiator, an airing cupboard housing the central heating boiler, vinyl to the floor and spotlights to the ceiling.



SEPARATE TOILET

With a white toilet, a u.PVC double glazed window, vinyl to the floor and a spotlight to the ceiling.

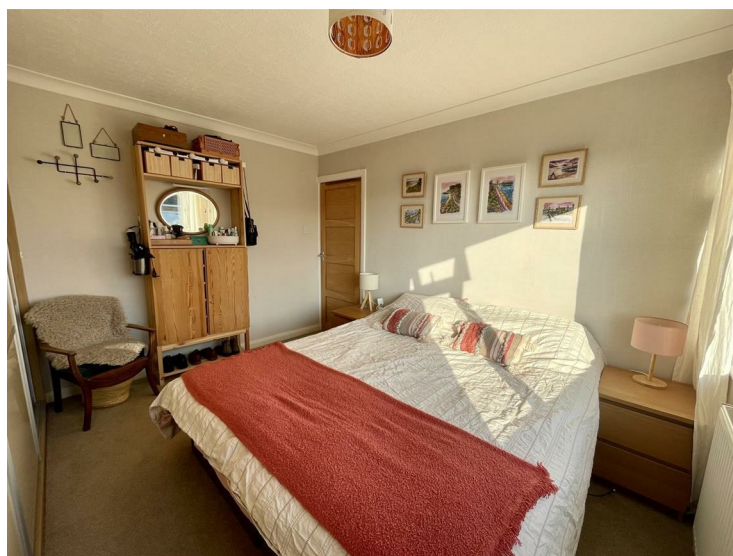
BEDROOM ONE

11'6 x 8'4 to wardrobes (3.51m x 2.54m to wardrobes)

This double bedroom to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes with sliding doors, a central heating radiator, a light and coving to the ceiling.



BEDROOM ONE

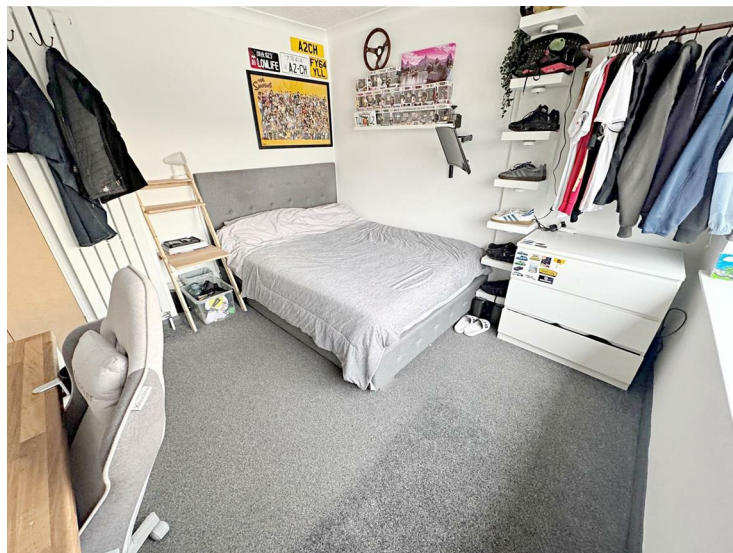


14 BASSETT ROAD, CLEETHORPES

BEDROOM TWO

10'6 x 10'5 (3.20m x 3.18m)

Another double bedroom with a u.PVC double glazed window, a fitted cupboard, a central heating radiator, a light and coving to the ceiling.



BEDROOM TWO



BEDROOM THREE

9'10 x 8'6 (3.00m x 2.59m)

Bedroom three is to the front of the property with a u.PVC double glazed window, a built cupboard and a fitted wardrobe, a central heating radiator and a light to the ceiling.



LOFT

10'10 x 13'1 (3.30m x 3.99m)

Up the pull down loft ladders to loft with a u.PVC double glazed window, two central heating radiators, a white sink set in a vanity unit with a chrome mixer taps and there are spotlights to the ceiling. There is a further small door into more loft space.

14 BASSETT ROAD, CLEETHORPES

CABIN

8'10 x 10'11 (2.69m x 3.33m)



CABIN LIVING AREA

The cabin with a u.PVC double glazed door and windows and there is a light to the ceiling.



CABIN WC

2'6 x 4'11 (0.76m x 1.50m)

With a white sink set in a vanity unit with a chrome mixer tap and a toilet. There is shower boarding to the walls and a spotlight to the ceiling.



14 BASSETT ROAD, CLEETHORPES

GARAGE

21' x 10'5 (6.40m x 3.18m)

The garage with an up and over roller door, a u.PVC double glazed window and door to the side and there is light and power within. Behind the garage is a storage shed with light and power and beyond that there is a timber and metal framed storage area with a wall light.



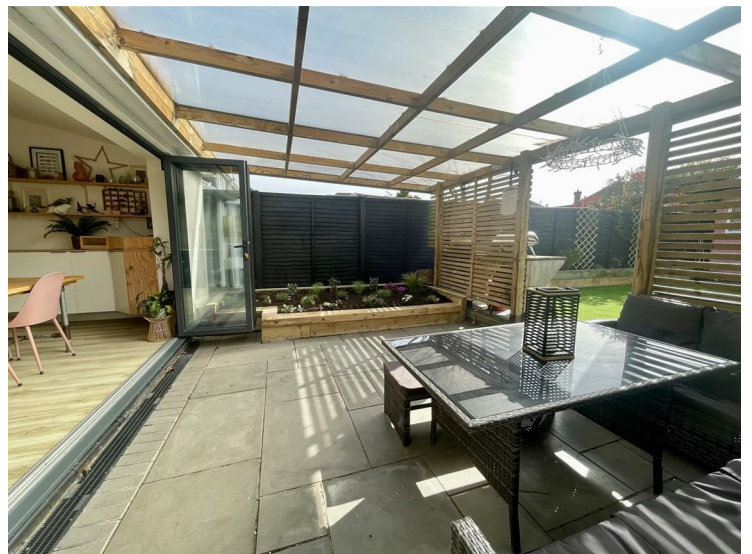
OUTSIDE

To the front of the property is a walled boundary either side and the frontage is open and laid to concrete with block-paved edging providing ample off road parking. The concrete with block-paved edging continues through the double wooden gates leading to the garage and rear garden. There is vehicular access to the garage.

The rear garden has a walled and fenced boundary and is laid to artificial grass with raised borders and decorative stones to the other side. There is a roofed pergola with Indian sandstone pavers to the floor ideal for entertaining and al-fresco dining. There is outside electrics and lights and hot and cold taps.



OUTSIDE



14 BASSETT ROAD, CLEETHORPES

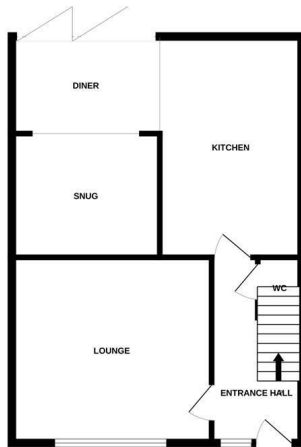
OUTSIDE



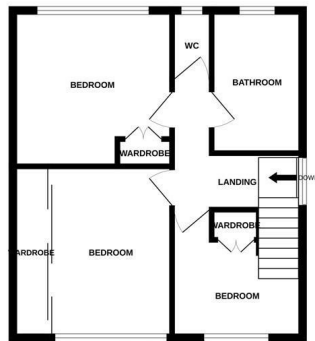
OUTSIDE



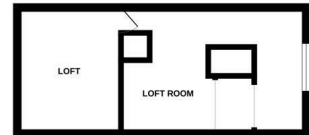
GROUND FLOOR



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.
Made with Metropix ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



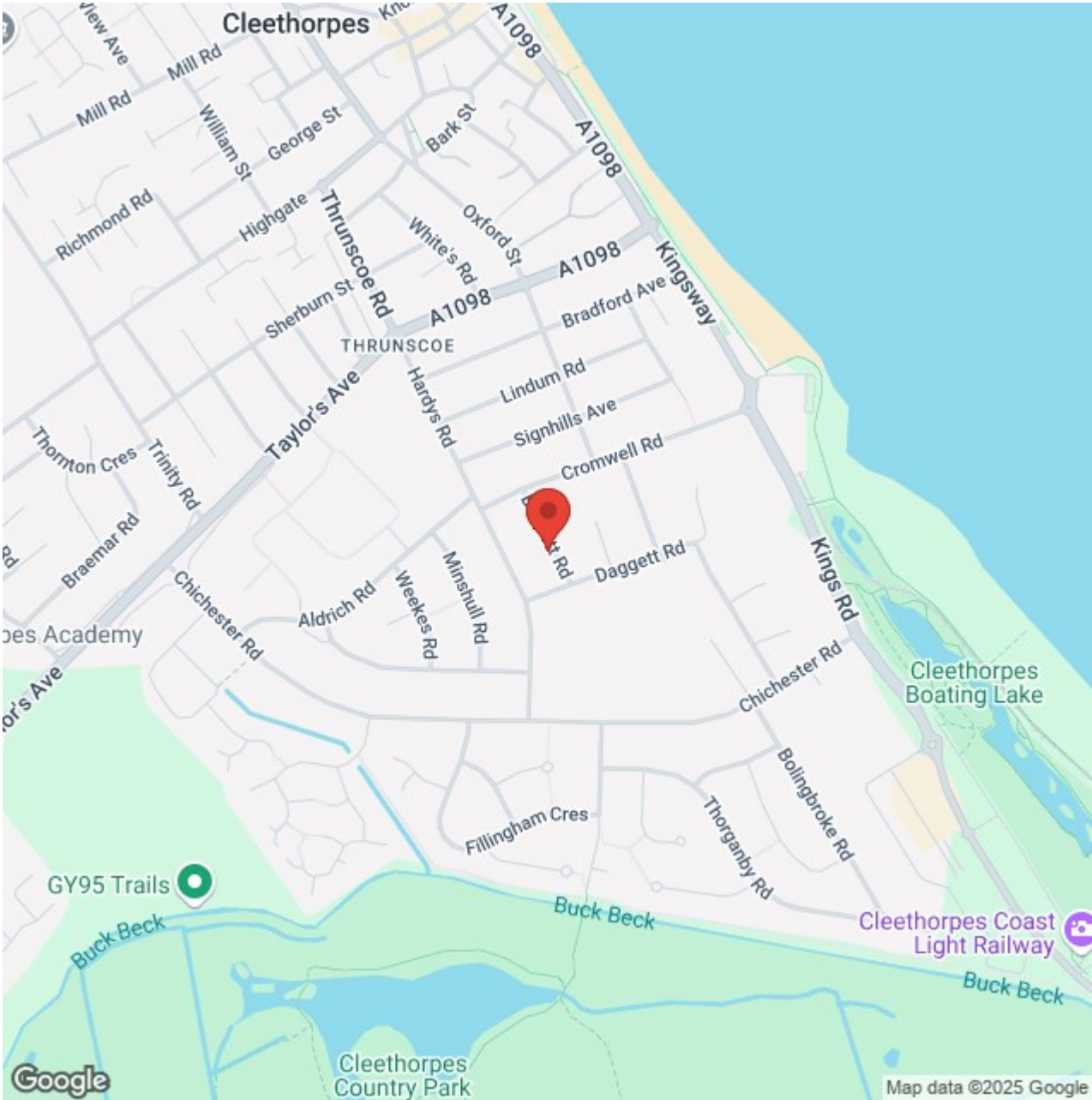
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

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.

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 of £495 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.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland