

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

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PROPERTY FOR SALE

19 MEADOW VIEW, CLEETHORPES

PURCHASE PRICE £174,000 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£174,000

TENURE

We understand the property to be Leasehold with a 125 year lease from 01/01/1997 and this is to be confirmed by the solicitors



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19 MEADOW VIEW, CLEETHORPES

Nestled in the charming area of Meadow View, Cleethorpes, this well-presented semi-detached dormer bungalow is an ideal residence for those aged over 55, offering a delightful coastal lifestyle just a stone's throw from the sea front. The property boasts a modern fitted kitchen, perfect for culinary enthusiasts, alongside a spacious lounge that invites relaxation and social gatherings.

With two bedrooms, including a master suite equipped with fitted wardrobes, this home provides ample space for comfort and storage. The versatile dining room can easily serve as a second bedroom, accommodating guests or family with ease. The first floor features a hobby room, ideal for pursuing personal interests or creating a peaceful retreat.

The bathroom is conveniently located, and the additional WC/utility room enhances practicality for everyday living. The bungalow is fitted with double glazing and electric heating, ensuring a warm and inviting atmosphere throughout the year.

Outside, the well-maintained garden offers a serene space for outdoor enjoyment, while off-road parking for two vehicles adds to the convenience of this lovely home. This property is not just a house; it is a perfect sanctuary for those seeking a relaxed lifestyle in a vibrant community. Don't miss the opportunity to make this delightful bungalow your new home.

ENTRANCE PORCH

Through a u.PVC double glazed door into the porch with u.PVC double glazing to the side and rear, vinyl to the floor, space for an under counter freezer, shoe rack and there is a wall light.

HALL

From the porch through a u.PVC double glazed door with side panels into the hall, stairs to the first floor accommodation, a storage cupboard, a light and coving to the ceiling.



19 MEADOW VIEW, CLEETHORPES

LOUNGE

16'3 x 11'2 (4.95m x 3.40m)

The lounge is to the front of the property with a u.PVC double glazed window with plantation shutters, a cast iron fireplace with an electric fire. There is an electric radiator, a light and coving to the ceiling.



KITCHEN

9'8 x 5'9 (2.95m x 1.75m)

This beautiful kitchen with a range of fern green wall and base units with under cupboard lighting, contrasting work surfaces and an off white sink unit with a mixer and hot tap for instant boiling water. An induction hob with a copper splash back and an extractor fan above and an integrated fridge. A u.PVC double glazed window with plantation shutters, wipeable boarding to the walls, laminate to the floor and spot lights to the ceiling.



19 MEADOW VIEW, CLEETHORPES

DINING ROOM/BEDROOM 2

10'10 x 11'3 (3.30m x 3.43m)

The dining room/bedroom with with a u.PVC swing and slide door, an electric radiator, a light and coving to the ceiling.



19 MEADOW VIEW, CLEETHORPES

WC/UTILITY ROOM

7'4 x 5'9 (2.24m x 1.75m)

With a white cabinetised toilet and sink all with chrome fittings. A range of white and grey wall and base units and contrasting work surfaces. There is a u.PVC double glazed window, plumbing for a washing machine and space for a tumble dryer, an electric radiator, laminate to the floor and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation with a light and loft access to the ceiling.

BEDROOM 1

15'4 x 9'9 (4.67m x 2.97m)

This double bedroom is to the front of the property with a u.PVC double glazed window with plantation shutters. A range of fitted wardrobes with internal lighting, and electric radiator and there is a light to the ceiling.



19 MEADOW VIEW, CLEETHORPES

BEDROOM 1



BATHROOM

7'6 x 7'7 (2.29m x 2.31m)

The bathroom with a white suite comprising of a panelled bath with chrome taps, a Triton electric shower and a glass shower screen, a sink set in white vanity unit and a toilet. There is PVC boarding to the bath panel and part of the walls, a velux window and an electric radiator. There is access to the loft space, laminate effect vinyl to the floor and spot lights to the ceiling.



STORAGE ROOM

7'5 x 3'10 (2.26m x 1.17m)

This storage room with a light to the ceiling and the water cylinder is also in here.

HOBBY ROOM

7'5 x 5'0 (2.26m x 1.52m)

The hobby room with a light to the ceiling and would also make an ideal reading room.

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OUTSIDE

The front garden is open plan and is laid to lawn and there is a paved drive for off road parking.

The communal well maintained rear garden is laid to lawn and there is a private garden with the bungalow which is paved and has borders with plants and decorative stones. There is a wall mounted 3 meter parasol, a timber shed, a bin shed and a bike shed



OUTSIDE

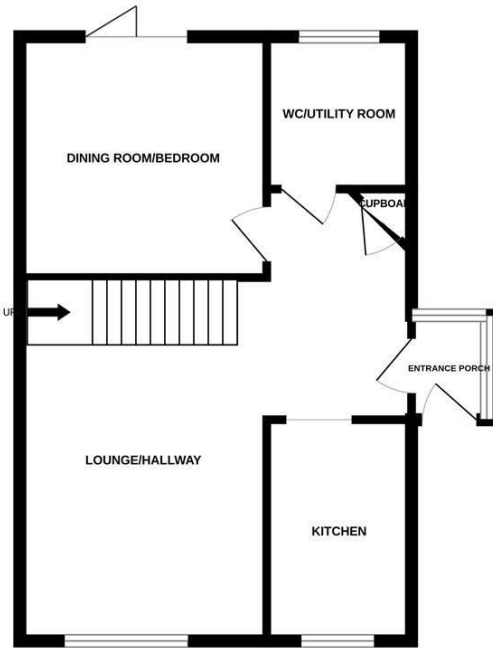


LEASEHOLD

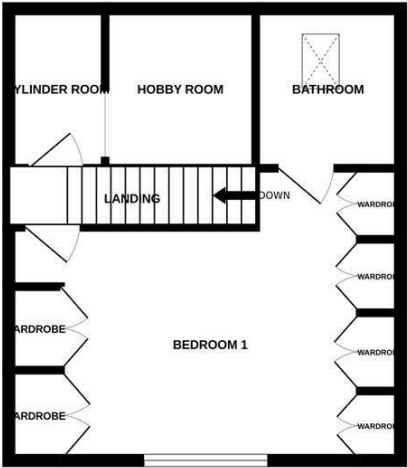
125 Year lease from 01/01/1997.

There is a maintenance fee of approximately £2,500.00 per annum to cover the exterior of the building, insurance of the building, all grounds, window cleaning, alarm system and a site development manager. There is a community room with ongoing functions etc. and there is a washing machine and tumble dryer in the adjoining utility room.

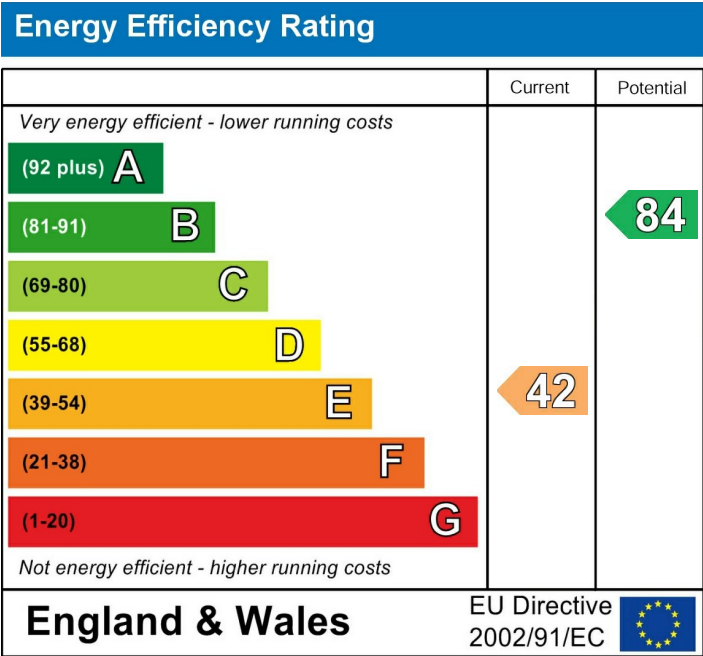
GROUND FLOOR



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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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 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.**

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