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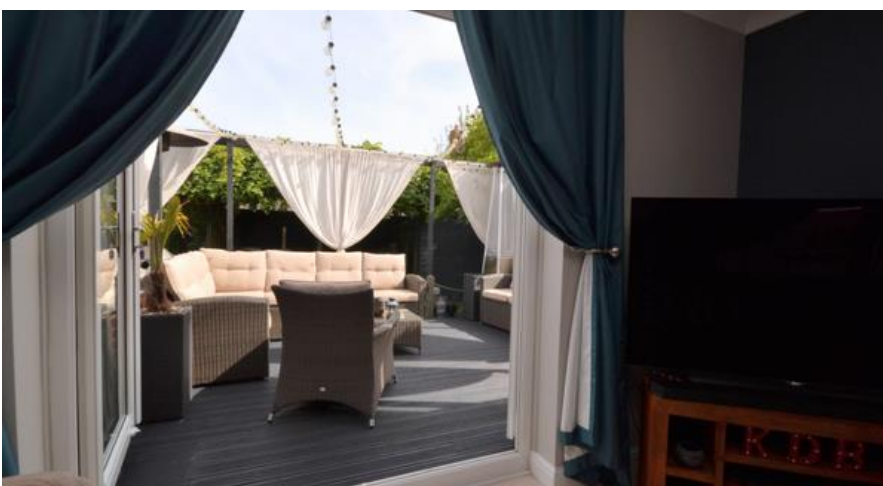


Rochester Court, Cleethorpes



When it comes to
property it must be


lovelle



£359,950



Welcome to Rochester Court, a really lovely property just perfect for the family buyer with three reception rooms, three double bedrooms, en-suite, a gorgeous bathroom and delightful garden.

Key Features

- Spacious Family Home
- Three Reception Rooms
- Breakfast Kitchen and Utility
- Beautifully Presented and Maintained
- Conservatory
- Three Double Bedrooms
- EPC rating C
- Tenure: Freehold





Located in an ever popular area Cleethorpes close to the fringes of Humberston, situated at the end of a cul-de-sac accessed from Westport Road, a short distance from Cleethorpes Country park. Conveniently positioned for good local amenities, Cleethorpes town centre and the seafront. Also benefiting from being within the catchment of highly regarded local primary and secondary schools.

This is a really lovely property and has been enhanced by the current owners to provide a superb family home. The accommodation briefly comprises; Entrance hall, excellent proportioned lounge, 2nd reception room, large dining room, well appointed breakfast kitchen, great utility room, cloakroom and conservatory. To the first floor is the master bedroom with en-suite shower room, two further double bedrooms and a very spacious, luxuriously appointed family bathroom.

The property has a large block paved driveway providing plenty of off road parking. To the rear is a good size garden which is mainly laid to lawn but with the benefit of two seating areas.

Only on stepping through the front door will you be able to appreciate the quality, space and standard of finish throughout this exceptional family home!

Entrance Hall

Entered through a UPVC double glazed door with matching side panels. Staircase leads to the first floor accommodation.

Lounge

3.84m x 6.57m (12.6ft x 21.6ft)

The lounge is an excellent size and is nice and bright with a UPVC double glazed window to the front elevation and side elevations with shutters. French doors then lead out to the decked seating area of the rear garden. Coving to the ceiling. Two radiators. This room centred around the feature wall, giving this a really modern feel.

Breakfast Kitchen

3.65m x 4.46m (12ft x 14.6ft)

The breakfast kitchen is equipped with a range of wall and base cabinets with contrasting work surfaces over and incorporating a 1 1/2 bowl sink unit. Built-in double oven with separate five ring gas hob. Plumbing for a dishwasher. Breakfast bar was seating for two. Tiling to splash areas. Downlights to the ceiling and radiator.

Reception room/bedroom

2.61m x 2.92m (8.6ft x 9.6ft)

This is a really versatile room currently used as an additional sitting room but could also be utilised as study or bedroom if required. UPVC double glazed window to the front elevation with shutters. Coving and downlights to the ceiling. Radiator.

Conservatory

2.36m x 3.27m (7.7ft x 10.7ft)

The conservatory is set upon a brick base with UPVC double glazed windows and doors leading out to the garden and timber decked seating area.

Dining Room

2.48m x 5.38m (8.1ft x 17.7ft)

uPVC double glazed window to the front elevation. Downlights to the ceiling and radiator.

Utility Room

The utility is equipped with wall and base cabinets with work surfaces over and incorporating a single bowl stainless steel sink unit. space for washing machine and tumble dryer. Coving and downlights to the ceiling. Radiator. UPVC double glazed door leads out to the rear garden.

WC

1.33m x 1.63m (4.4ft x 5.3ft)

Fitted with a WC and wash hand basin set within a vanity unit. uPVC double glazed window to the side elevation. Radiator. Wall mounted ideal boiler.

Landing

The landing is a nice and bright with a UPVC double glazed window to the rear elevation. Access to the loft space. Airing cupboard. Radiator.

Bedroom One

3.55m x 3.84m (11.6ft x 12.6ft)

The master bedroom is of a great size with fitted wardrobes with overhead cupboards. UPVC double glazed window to the front elevation. Radiator. Coving to the ceiling.

En-Suite

1.67m x 1.84m (5.5ft x 6ft)

The modern ensuite is fitted with a shower enclosure with an Aqualisa stop/start shower, concealed WC and wash hand basin set within a vanity unit. Tiling to the walls and ladder style radiator. uPVC double glazed window to the front elevation.

Bedroom Two

2.84m x 3.84m (9.3ft x 12.6ft)

The second bedroom is again a great size with a UPVC double glaze window to the rear elevation and radiator. Coving to the ceiling.

Bedroom Three

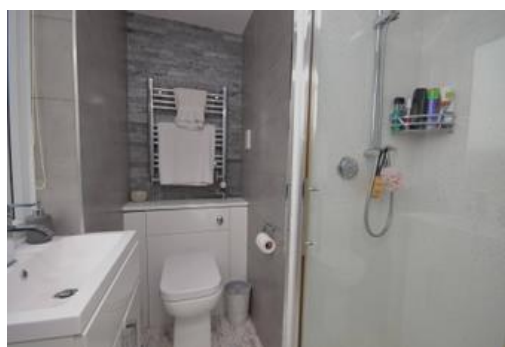
2.61m x 3.55m (8.6ft x 11.6ft)

Bedroom three is another double room with coving to the ceiling, UPVC double glazed window to the front elevation and radiator.

Family Bathroom

2.61m x 2.84m (8.6ft x 9.3ft)

The stunning family bathroom is fitted with a modern bath with freestanding tap with shower attachment, double walk in shower enclosure with rainfall shower and separate shower attachment, wash handbasin set within vanity drawer unit under and concealed WC. Tiling to the walls. Ladder style radiator and under floor heating. Two uPVC double glaze windows to the rear and side elevations.





Gardens

The front of the property is open plan with a large block paved driveway providing off road parking for several vehicles. The rear garden is mainly laid to lawn with the borders having a profusion of flowers and plants. There is several raised borders adding that extra feature to the property. There is a timber decked seating area with pergola making this the perfect entertaining space and an additional patio space, great for BBQs and al-fresco dining. The boundaries are secured by garden walling and high-level fencing.

Council Tax Information

The Council Tax Band for this property is E. This information was obtained in September 2022 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership.' All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

MORTGAGE & SOLICITORS

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

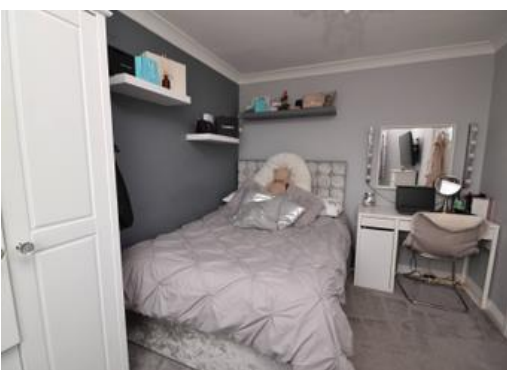
For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

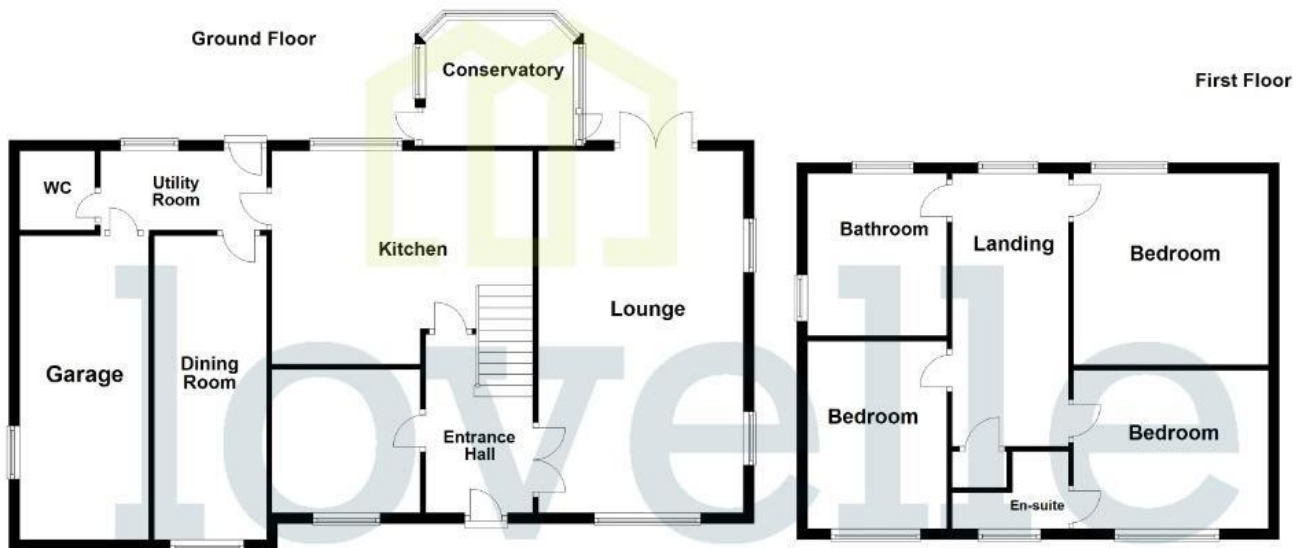
ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

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