

Buy. Sell. Rent. Let.



Highgate, Cleethorpes



When it comes to
property it must be


lovelle



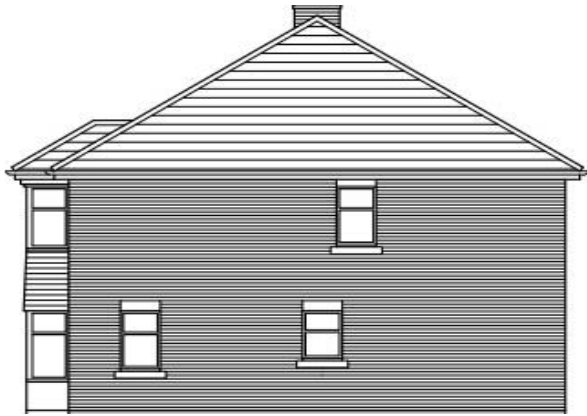
£225,000



****Nearing completion**** ****NEW BUILD**** Semi detached house with off road parking in a prime location of Cleethorpes. Forming part of this much sought-after residential development found on the former Thrunsoe School, Highgate, Cleethorpes.

Key Features

- Semi Detached New Build
- Prime Cleethorpes Location
- Lounge
- Dining Kitchen
- Three Bedrooms
- Bathroom
- Off Road Parking
- EPC rating TBC
- Tenure: Freehold



****NEW BUILD****Semi detached house with off road parking in a prime location of Cleethorpes. Forming part of this much sought-after residential development found on the former Thrunscoc School, Highgate, Cleethorpes.

Benefitting from many superb features including:- High efficiency gas combi-boilers providing wet underfloor heating, quality uPVC double glazing and oak internal doors. The accommodation on offer for plot 39 briefly comprise:- Entrance hall, WC, lounge, kitchen diner, landing, three bedrooms, bathroom, rear garden and driveway.

Entrance Hall

Cloakroom

1.7m x 0.8m

Lounge

4.4m + Bay x 3.01m

Dining Kitchen

5.06m x 3.5m

Landing

Bedroom One

3.86m + Bay x 2.96m

Bedroom Two

3.34m x 2.46m

Bedroom Three

2.64m x 2.49m

Bathroom

2.09m x 1.72m

Outside

Rear garden and driveway.

Additional Information

Please note that all final fittings and finishes to the property are to be agreed directly with the builders.

General Specification

*Level 3 in the code for sustainable homes *High efficiency gas combi-boiler providing wet underfloor heating system *High insulation levels including high performance flooring, wall and roof insulation to reduce sound*High energy performance windows combining a contemporary design*Engineered oak internal doors *Brushed aluminium door furniture *Brushed aluminium sockets and switches *Generous provision of double power points, TV and telephone points *BT cabling to master entry point *Fibre optic broadband*The rear garden will be laid to lawn*Ten year new home warranty *

Agents Note

PLEASE NOTE THAT ALL MEASUREMENTS ARE APPROXIMATE HAVING BEEN TAKEN FROM THE PLANS AND ARE FOR GUIDANCE PURPOSES ONLY. THE BUILDERS RESERVE THE RIGHT TO AMEND THE PLANS AND SPECIFICATION.

Agents Note

All images are for example purpose only.

SERVICES

All mains services are available or connected subject to the statutory regulations, with the exception of gas, 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.lovell.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

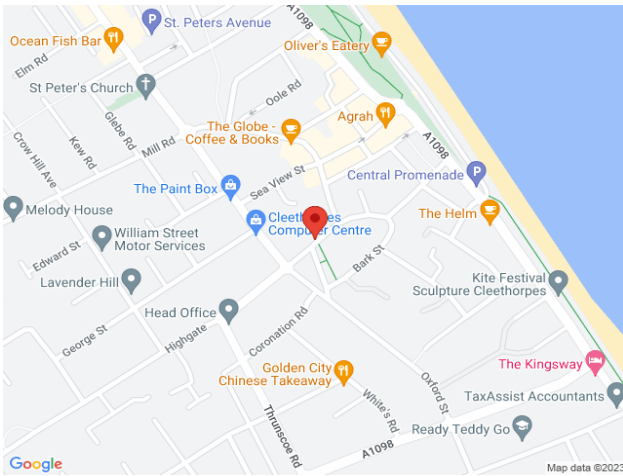
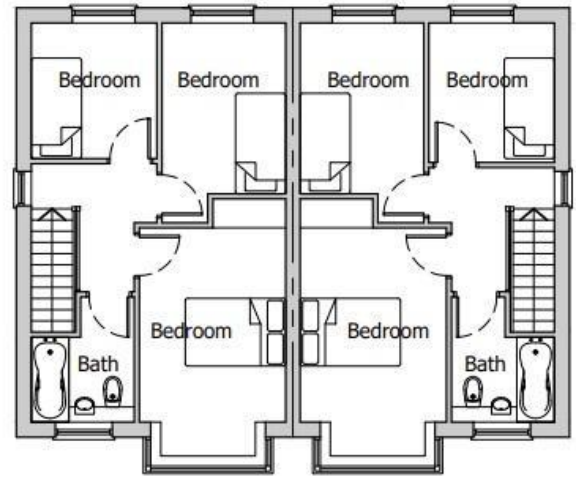
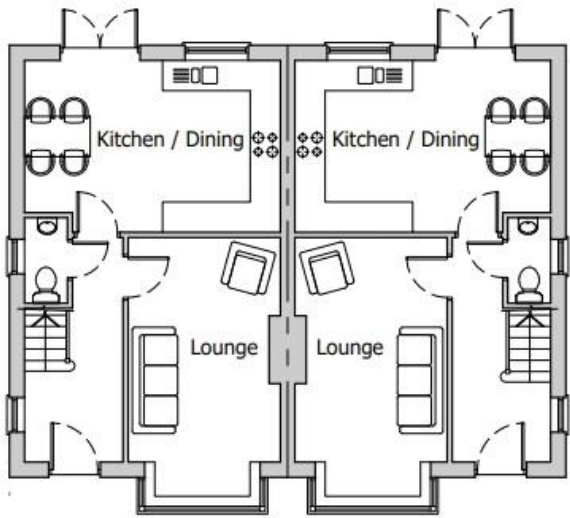
For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money 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

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



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