

Buy. Sell. Rent. Let.



Buck Beck Way, Cleethorpes



When it comes to
property it must be


lovelle



£315,000



Charming Four Bedroom Detached Family Home in Prime Cleethorpes Location.

Key Features

- Detached Family Home
- No Forward Chain
- New decor & Flooring
- Two Reception Rooms
- Four Bedrooms
- Driveway & Garage
- EPC rating D
- Tenure: Freehold





Charming Four Bedroom Detached Family Home in Prime Cleethorpes Location.

Lovelle is delighted to present this inviting four-bedroom detached family home, perfectly situated in the highly sought-after area of Cleethorpes. With excellent amenities such as schools and supermarkets just a short stroll away, this property offers the ideal blend of convenience and comfort for families.

Approaching the house, you are greeted by a long driveway that leads to a detached garage, ensuring ample parking space for multiple vehicles.

Step inside, and you'll be pleased to discover that the property has undergone a recent scheme of modernisation, boasting new decor and carpets throughout. The ground floor offers a well-designed layout, starting with an entrance hallway that sets the tone for the rest of the house.

On this level, you'll find a convenient W/C, adding a practical touch to the home's layout. The large, bright front lounge is bathed in natural light, courtesy of two side windows that enhance the welcoming ambiance. An adjacent door leads to the rear dining room, which opens up to the rear garden through patio doors. The wall separating the dining room from the kitchen could be removed, allowing for the creation of an open plan kitchen diner—an excellent opportunity for those who love to entertain.

The kitchen itself is spacious and well-appointed, offering an array of wall and base units, ensuring plenty of storage space. A utility room, conveniently located off the kitchen, provides additional functionality and easy access to the garden.

Moving upstairs, the first floor greets you with a landing area that guides you to the four bedrooms. Three of these generously-sized bedrooms are large doubles, while the fourth presents an adaptable L shape layout and features a fitted storage cupboard, providing versatile living options to suit your needs. The main family bathroom is impressively spacious and boasts a five-piece suite, complete with a corner shower enclosure, wash basin, toilet, bidet, and a corner bath for moments of relaxation.

Stepping outside, the rear garden is a true delight, adorned with mature planting and a lovely lawn area—perfect for enjoying the outdoors with family and friends.

Overall, this charming property offers a wonderful opportunity for families seeking a comfortable and conveniently located home in Cleethorpes. Don't miss the chance to make this delightful residence your own; arrange a viewing today!

Entrance Hall

Lounge

5.51m x 4.66m (18.1ft x 15.3ft)

Kitchen

3.97m x 4.66m (13ft x 15.3ft)

Dining Room

2.83m x 4.66m (9.3ft x 15.3ft)

Utility Room

1.91m x 1.85m (6.3ft x 6.1ft)

WC

1.6m x 0.96m (5.2ft x 3.1ft)

Landing

Bathroom

3.18m x 2.46m (10.4ft x 8.1ft)

Bedroom One

4.81m x 3.43m (15.8ft x 11.3ft)

Bedroom Two

4.81m x 3.37m (15.8ft x 11.1ft)

Bedroom Three

4.29m x 3.79m (14.1ft x 12.4ft)

Bedroom Four

3.35m x 3m (11ft x 9.8ft)

Front Garden

Rear Garden





Council Tax Information

The Council Tax Band for this property is E. This information was obtained in July 2023 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.¹ All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are led to be 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

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

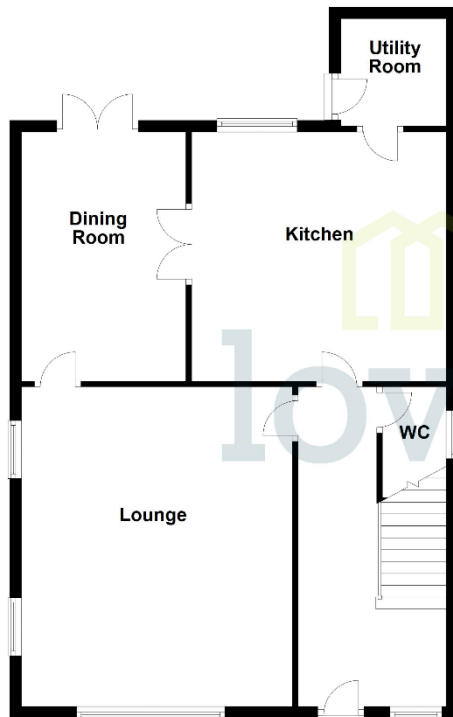
They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

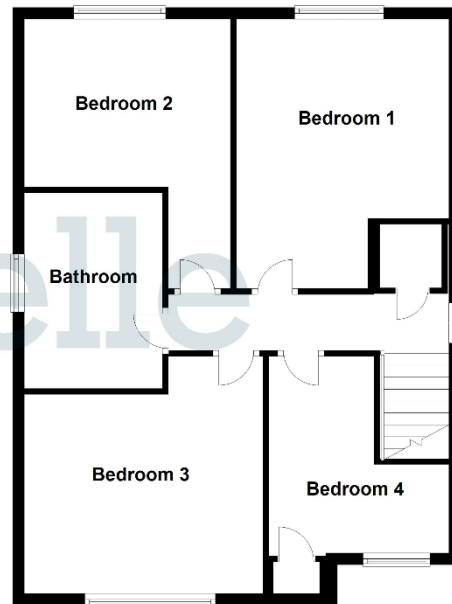
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor



First Floor



When it comes to **property**
it must be

lovelle

01472 812250

humberston@lovelle.co.uk

