

Buy. Sell. Rent. Let.



## School Walk, Cleethorpes



When it comes to  
property it must be

  
**lovelle**



£145,000



Presenting a fantastic opportunity for those seeking an ideal starter home! Positioned just off the main road, this immaculately presented three-bedroom mid-terraced property has been thoughtfully upgraded and enhanced by its current owners.

### Key Features

- Mid Link House
- Perfect First Home
- Lounge with French Doors to the Garden
- Dining Kitchen
- Three Bedrooms
- Recently Fitted Shower Room
- Front & Rear Gardens
- EPC rating D
- Tenure: Freehold





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As you step into the entrance hall, a warm and inviting ambiance welcomes you. The ground floor boasts a generously proportioned kitchen diner. Adjacent to the kitchen, a convenient lobby leads to a storage room and a well-appointed W/C. The lounge, with dual aspect views to the front and rear, is bathed in natural light and opens onto the back garden through patio doors.

The master bedroom spans the full depth of the property, featuring front and rear windows that flood the room with sunlight. Completing the upper level are a second double bedroom to the rear and a third single bedroom. The recently fitted shower room is equipped with a shower enclosure, wash hand basin set within a vanity unit, and a concealed WC.

Situated in proximity to local schools and shops, with supermarkets just a short drive away, convenience is at your doorstep.

Step into the rear garden - a leafy and private retreat. A decked seating area with a pergola, directly accessible from the lounge, sets the stage for al fresco relaxation. Beyond, a lawn beckons, secured by timber fencing, providing a safe haven for outdoor activities and family gatherings.

### Entrance Hall

0.00m x 0.00m (0'0" x 0'0")

### Lounge

5.21m x 3.30m (17'1" x 10'10")

### Dining Kitchen

4.39m x 3.10m (14'5" x 10'2")

### Lobby

2.09m x 1.04m (6'11" x 3'5")

### WC

1.44m x 0.73m (4'8" x 2'5")

### Store Room

2.36m x 2.07m (7'8" x 6'10")

### Landing

## Bedroom One

5.26m x 3.30m (17'4" x 10'10")

## Bedroom Two

4.04m x 3.15m (13'4" x 10'4")

## Bedroom Three

4.04m x 1.96m (13'4" x 6'5")

## Shower Room

1.64m x 2.19m (5'5" x 7'2")

## Council Tax Information

The Council Tax Band for this property is A. This information was obtained in January 2024 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](http://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.

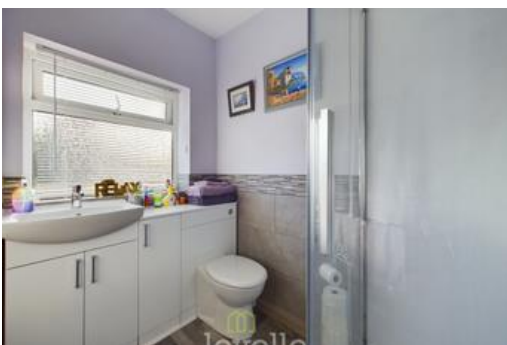
## Mortgage And Services

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.

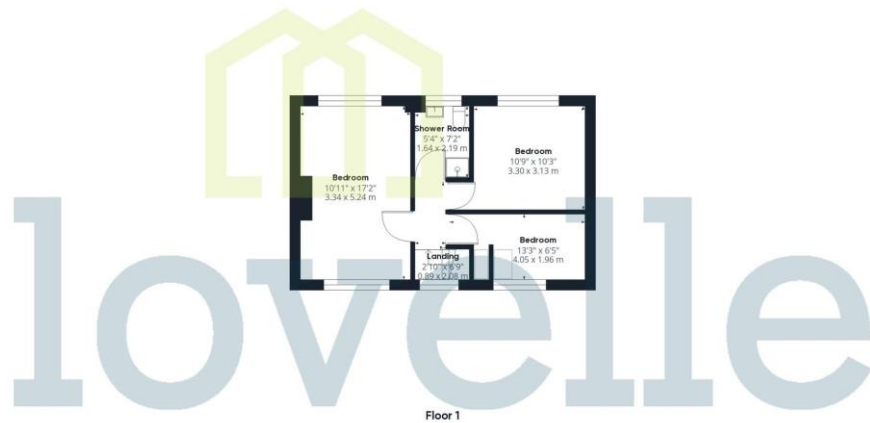
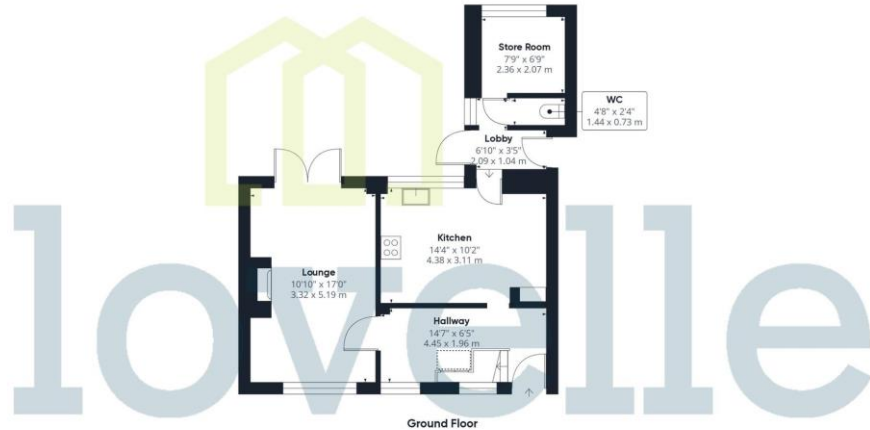
## Agents Note

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.



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