

Buy. Sell. Rent. Let.



Bullfinch Lane, Cleethorpes



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When it comes to  
property it must be

  
lovelle



£279,950

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Embrace the allure of transformation with this exceptional family home situated just on the corner of Bullfinch Lane and Rosemary Way.

### Key Features

- Substantial Detached Family Home
- Lounge & Sitting Room
- Sun Room Extension
- WC & Utility Room
- Four Double Bedrooms
- En-suite & Family Bathroom
- Block Paved Driveway & Garage
- Front & Rear Gardens
- NO FORWARD CHAIN
- EPC rating D
- Tenure: Freehold





Embrace the allure of transformation with this exceptional family home situated just on the corner of Bullfinch Lane and Rosemary Way.

Boasting a Mock Tudor style exterior the property radiates timeless charm as well as great potential. The spacious interior, extended to the rear, has endless possibilities. From the inviting lounge and comfortable sitting room to the well-equipped kitchen, WC, and utility, this home invites a vision of modernisation. The crowning jewel is the sunroom with two sky lights, bathing the back of the property in natural light. Rising to the first floor, you will find four double bedrooms, the master featuring an en- suite with a shower enclosure and wash hand basin. A family bathroom completes the upper level.

Externally there are, front and rear gardens, a block-paved driveway, and an integral garage. The private rear garden, with its lawn and raised seating area, becomes a canvas for outdoor indulgence.

This family home is a blank canvas, eagerly awaiting the touch of its new owner. Available with NO FORWARD CHAIN.

### Entrance Hall

4.10m x 1.91m (13'6" x 6'4")

### Lounge

5.03m x 3.56m (16'6" x 11'8")

### Dining Room

3.31m x 3.55m (10'11" x 11'7")

### Kitchen

3.29m x 4.84m (10'10" x 15'11")

### Utility Room

2.48m x 2.12m (8'1" x 7'0")

### Sun Room

2.25m x 6.14m (7'5" x 20'1")

### WC

1.08m x 1.50m (3'6" x 4'11")

### Landing

2.08m x 3.13m (6'10" x 10'4")

## Bedroom One

3.94m x 3.53m (12'11" x 11'7")

## En-Suite

1.17m x 2.47m (3'10" x 8'1")

## Bedroom Two

3.12m x 3.65m (10'2" x 12'0")

## Bedroom Three

3.19m x 3.34m (10'6" x 11'0")

## Bedroom Four

3.77m x 2.71m (12'5" x 8'11")

## Family Bathroom

2.27m x 2.27m (7'5" x 7'5")

## Garage

4.74m x 2.67m (15'7" x 8'10")

## Council Tax Information

The Council Tax Band for this property is D. 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 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.





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