

Buy. Sell. Rent. Let.



Stable Mews, Cleethorpes

AN EXCLUSIVE DEVELOPMENT OF HIGH QUALITY HOMES IN THE HEART OF CLEETHORPES.

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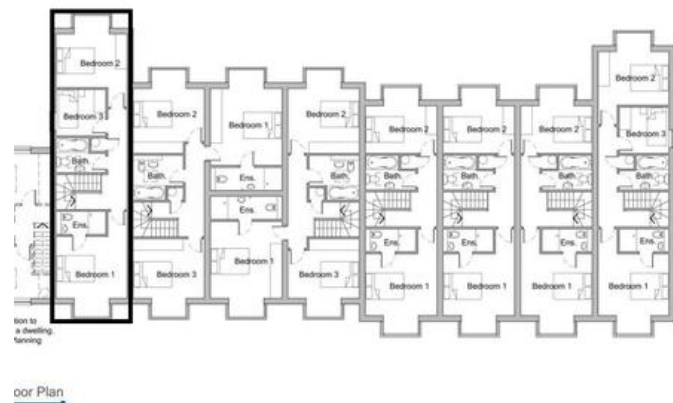


Stable Mews, Cleethorpes



When it comes to
property it must be





£249,950



Welcome to an exclusive residential development in the heart of Cleethorpes, brought to you by esteemed local builders, Eastbay Construction Ltd. Located just off Seaview Street, this collection of two and three-bedroom new build homes promises unparalleled quality and energy efficiency.

Key Features

- New Build Town House
- Energy Efficient Homes
- Prime Cleethorpes Location
- Open Plan Kitchen/Day Room
- Three Bedrooms
- En-Suite & Family Bathroom
- Off Road Parking
- Rear Garden
- Builder's PC Sum of £20,000
- Tenure: Freehold





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Built to the highest standards, these homes boast cutting-edge features, including a High Efficiency Air Source Pump Heating system with a generous seven-year warranty, ensuring comfort and sustainability for years to come. With a builder's PC sum of £20,000 allocated for bespoke fixtures and fittings, buyers have the opportunity to personalise their space to their exacting tastes.

Ideally situated within close proximity to the picturesque seafront, the vibrant town centre, charming cafe bars, and stylish boutique shops.

Furthermore, each property comes with a ten-year new home warranty, providing peace of mind and assurance of quality craftsmanship.

Don't miss this opportunity to secure your place in this sought-after seaside community. For further details, contact Lovelle at 01472 812250.

Entrance Hall

5.20m x 1.66m (17'1" x 5'5")

Dining Room

3.60m x 3.50m (11'10" x 11'6")

Open Plan Kitchen & Day Room

7.05m x 3.60m (23'1" x 11'10")

Utility Room

1.72m x 1.18m (5'7" x 3'11")

WC

1.72m x 0.87m (5'7" x 2'11")

Landing

Master Bedroom

4.49m x 3.65m (14'8" x 12'0")

En-Suite

2.55m x 1.18m (8'5" x 3'11")

Bedroom Two

3.65m x 2.78m (12'0" x 9'1")

Bedroom Three

2.56m x 2.39m (8'5" x 7'10")

Family Bathroom

2.55m x 1.78m (8'5" x 5'10")

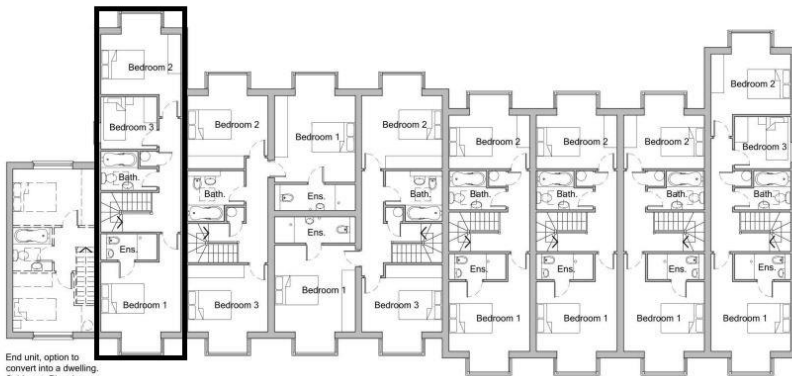
General Specification

- *Level 4 in the code for sustainable homes
- *High efficiency Air Source Heat Pump with a seven year warranty providing wet underfloor heating system
- *High insulation levels including high performance flooring, wall and roof insulation
- *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
- *E.V Charging Points
- *The rear garden will be laid to lawn
- *Southerly aspect rear gardens
- *Ten year new home warranty
- *Builders PC sum of £20,000 for supply and fitment of bespoke fixtures and fittings
- *Each Plot can be secured by a reservation fee
- *All measurements are as a guide and are taken from the plans



End unit, option to convert into a dwelling. Subject to Planning Approval

Ground Floor Plan



End unit, option to convert into a dwelling. Subject to Planning Approval



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