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Stable Mews, Cleethorpes

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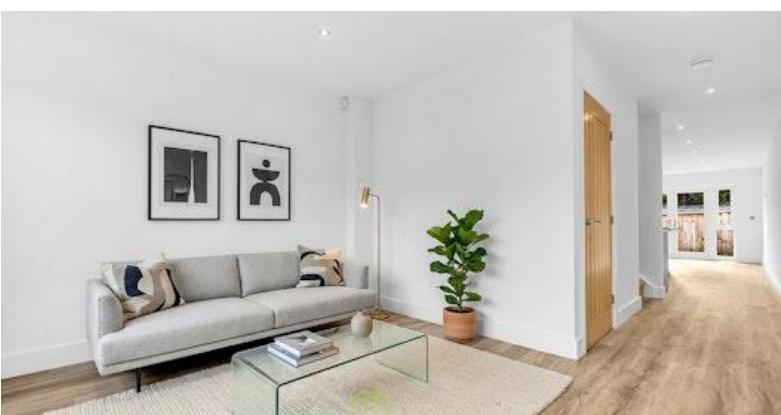
£239,950



Spacious three-bedroom home with en-suite, open-plan day room/dining area, private garden, and two parking spaces. High-spec finishes and energy-efficient heating near Cleethorpes seafront.

- Three well-proportioned bedrooms, including master with en-suite
- Modern kitchen with integrated appliances
- Utility room and convenient ground floor WC
- Open-plan day room and dining area with French doors to garden
- Private enclosed rear garden
- Two allocated parking spaces
- Energy-efficient Air Source Heat Pump with 7-year warranty
- Excellent location close to Cleethorpes seafront, shops, and cafés
- EPC rating B & Tenure: Freehold

Key Features





Introducing No. 1 Stable Mews - a spacious and thoughtfully designed three-bedroom home nearing completion, located within an exclusive development just off Seaview Street in the heart of Cleethorpes.

Built by respected local developers Eastbay Construction Ltd, this property offers the perfect balance of quality, comfort and convenience, just moments from the seafront and town centre. On the ground floor, the home features a contemporary kitchen with integrated appliances, a separate utility room, and a convenient WC. To the rear, a bright and versatile day room with dining area with French doors leading out to the private enclosed garden - ideal for entertaining or everyday family living.

Upstairs, the main bedroom benefits from a stylish en-suite shower room, while two further well-proportioned bedrooms share a modern family bathroom complete with a white suite and over-bath shower.

The property also enjoys two allocated parking spaces and benefits from an energy-efficient Air Source Heat Pump heating system with a seven-year warranty, alongside a full ten-year new home warranty for peace of mind. With high-spec finishes throughout and a prime position within walking distance of boutique shops, cafe bars and the beach, No. 1 Stable Mews offers exceptional modern living in a highly sought-after location.

Entrance Hall

1.66m x 5.2m (5'5" x 17'1")

Dining Room

3.5m x 3.6m (11'6" x 11'10")

Open Plan Kitchen & Day Room

3.6m x 7.05m (11'10" x 23'1")

Utility Room

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

WC

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

Landing

Master Bedroom

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

En-Suite

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

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

Agents Note

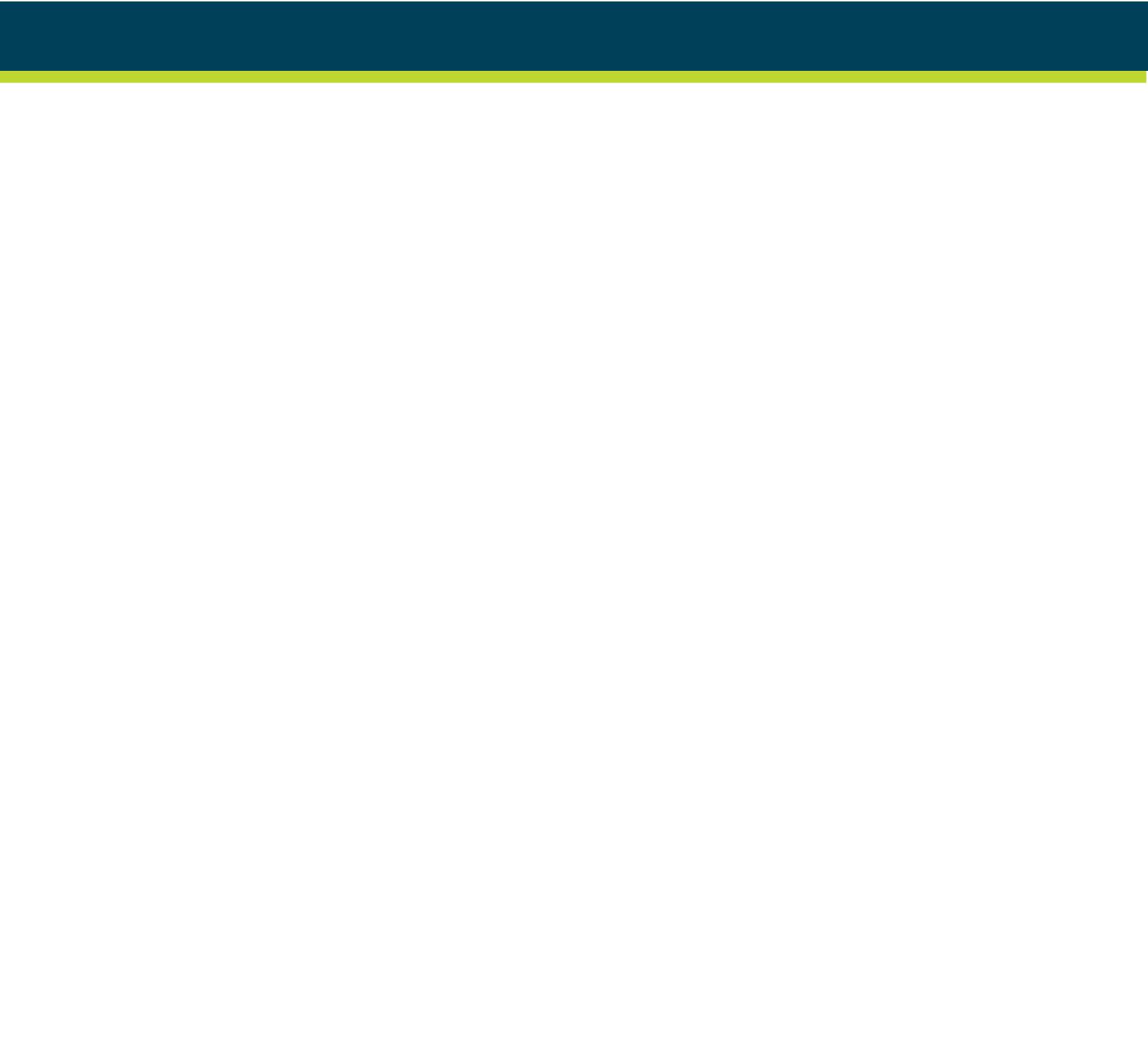
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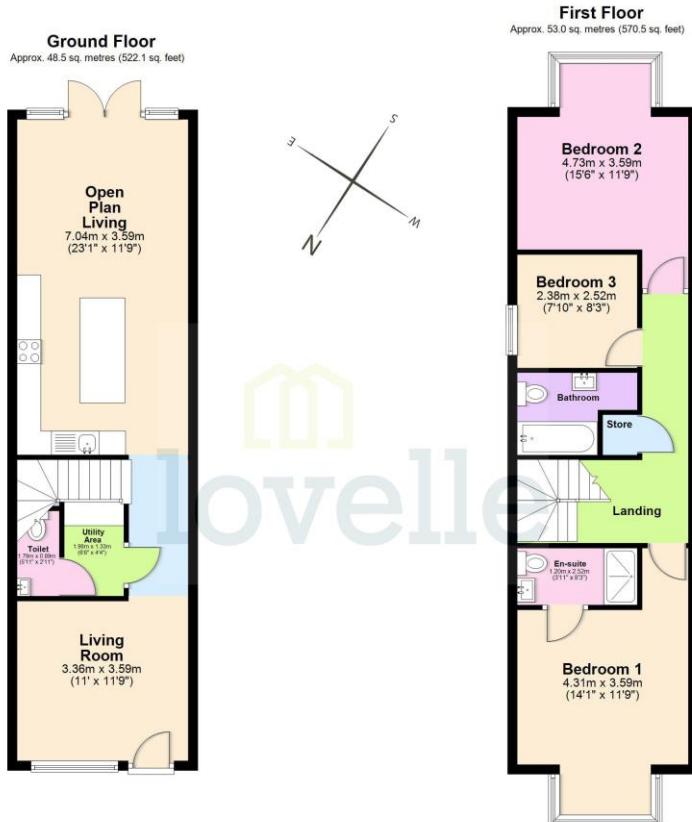
General Specification

- *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
- *Each Plot can be secured by a reservation fee
- *All measurements are as a guide and are taken from the plans





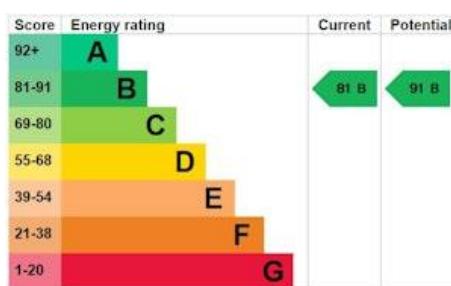
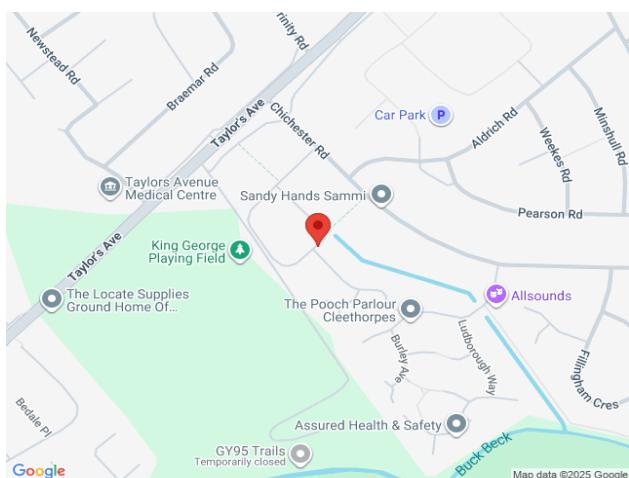




Total area: approx. 101.5 sq. metres (1092.6 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.

Plan produced using PlanUp.



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