

Buy. Sell. Rent. Let.



Pearson Road, Cleethorpes



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When it comes to
property it must be


lovelle



£315,000



Positioned in the sought-after locale of Cleethorpes, Pearson Road presents an exceptional opportunity.

Key Features

- Extended Semi-Detached House
- Prime Cleethorpes Location
- Lounge with Alcove Storage
- Stunning Open Plan Living Kitchen
- Three Double Bedrooms
- Luxurious Family Bathroom
- Ample Off Road Parking
- Southerly Rear Garden
- EPC rating C
- Tenure: Freehold





Positioned in the sought-after locale of Cleethorpes, Pearson Road presents an exceptional opportunity. Situated within proximity to Signhills Academy, this extensively extended three-bedroom semi-detached residence boasts a prime position near the picturesque seafront and the bustling St. Peters Avenue and Seaview Street, renowned for its array of shops, cafes, and bars. The property is also within just a short distance to both Haverstoe and Cleethorpes Country Park.

Meticulously renovated by its current owners, this home exudes charm and sophistication at every turn. No detail has been overlooked in its transformation, with a comprehensive modernisation scheme that encompasses new windows, doors, electrics, and soffits and fascia's.

Step inside to discover a superbly appointed kitchen with two velux windows allowing ample natural light, masterfully designed and installed by the esteemed firm Grand Designs. Featuring a wealth of wall and base cabinets adorned with quartz work surfaces, this culinary haven is equipped with top-of-the-line integrated appliances including Neff electric oven, combination oven, warming drawer, and induction hob with a sleek CDA ceiling induction fan. Additional conveniences include Blomberg integrated fridge, freezer, and dishwasher, as well as a Fohen instant hot water tap.

The ground floor features an inviting entrance hall and lounge adorned with modular hard-wearing flooring, along with built-in alcove cabinets and a convenient WC with a washbasin. Additionally, a utility room and garage offer practical amenities for modern living.

Ascending to the first floor, three generously proportioned double bedrooms await, each fitted with bedroom furniture from Grand Designs Kitchen & Bedrooms. The family bathroom is a vision of opulence, featuring a luxurious walk-in shower enclosure with an Aqualisa Shower boasting stop/start wireless functionality. Completing the indulgent experience is a claw-foot bathtub, wash hand basin, and low flush WC, all elegantly appointed amidst fashionably tiled surrounds and complemented by dual radiators.

Externally, the property impresses with a large driveway providing ample off-road parking and granting access to the garage with a remote control up and over door. The southerly rear garden is a verdant oasis, meticulously landscaped with a lush lawn, flourishing borders, and a patio area ideal for alfresco dining. A charming timber garden shed and summerhouse, complete with power supply, offers a tranquil retreat for relaxation or creative pursuits.

In summary, Pearson Road encapsulates the epitome of refined coastal living, offering discerning buyers an unparalleled blend of style, comfort, and convenience in one of Cleethorpes' most coveted locations.

Entrance Hall

WC

Lounge

4.65m x 3.29m (15'4" x 10'10")

Open Plan Living Dining

5.43m x 5.42m (17'10" x 17'10")

Utility Room

2.91m x 2.64m (9'6" x 8'8")

Landing

Bedroom One

3.98m x 3.29m (13'1" x 10'10")

Bedroom Two

3.46m x 3.38m (11'5" x 11'1")

Bedroom Three

4.62m x 2.68m (15'2" x 8'10")

Maximum measurements.

Bathroom

4.67m x 2.19m (15'4" x 7'2")

Garage

3.74m x 2.71m (12'4" x 8'11")

Council Tax Information

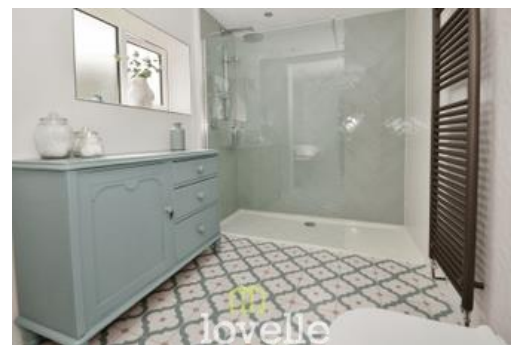
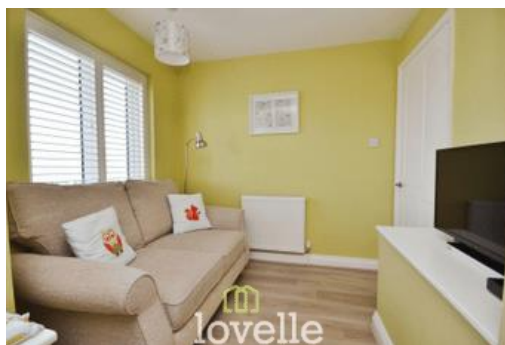
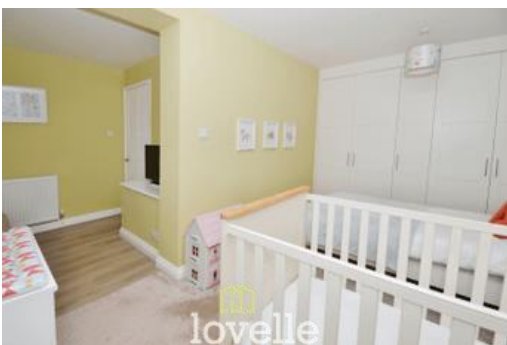
The Council Tax Band for this property is C. This information was obtained in May 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made 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

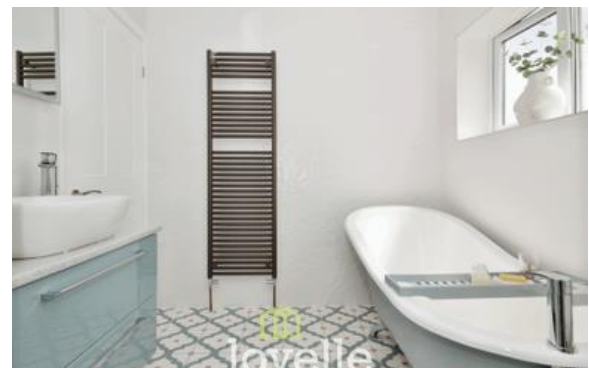
Services

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:-

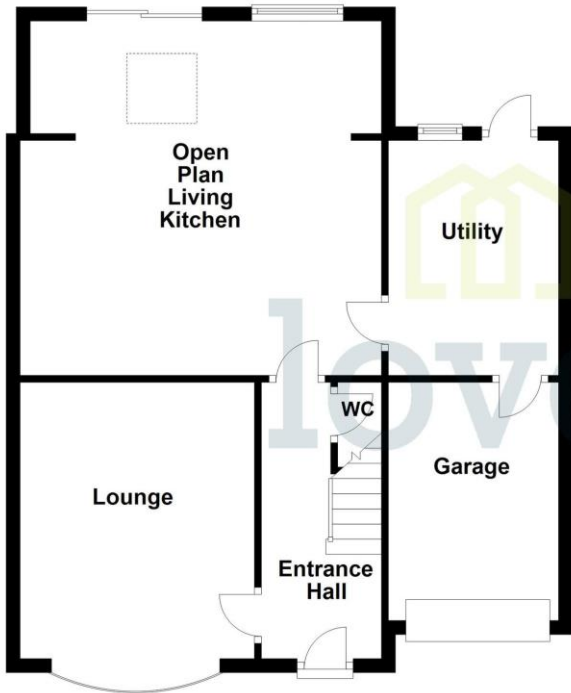
They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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

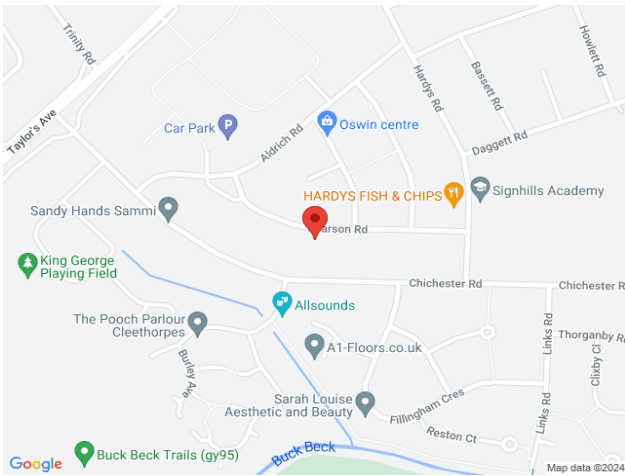
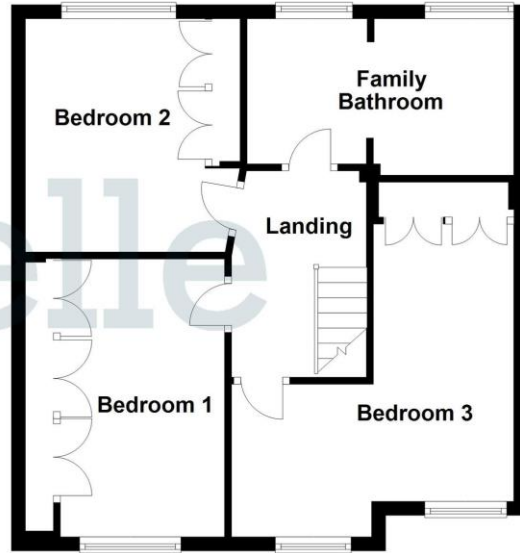
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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