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Queens Parade, Cleethorpes



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When it comes to
property it must be


lovelle



£385,000



Oozing traditional charm is this FIVE bedroom semi-detached house which offers impressively spacious and light filled accommodation throughout. A perfect family home offering hugely versatile living space, ideally located just off the Seafront and a short walk from Signhills Primary Academy.

Key Features

- Traditional Semi-Detached House
- Prime Cleethorpes Location
- Two Reception Rooms
- Open Plan Dining Kitchen
- Master Bedroom & En-Suite
- Four Additional Bedrooms
- Family Bathroom
- Off Road Parking
- Landscaped Rear Garden
- Four Additional Bedrooms
- EPC rating D
- Tenure: Freehold





Oozing traditional charm is this FIVE bedroom semi-detached house which offers impressively spacious and light filled accommodation throughout. A perfect family home offering hugely versatile living space, ideally located just off the Seafront and a short walk from Signhills Primary Academy.

The accommodation offers a welcoming entrance hall, two principal reception rooms, utility, fabulous open plan dining room and kitchen with bi-fold doors onto the rear garden.

To the first floor, all of the bedrooms are doubles, with the master bedroom having an en-suite shower room and then there is the well equipped family bathroom.

Outside, the front is open plan providing off road parking for several vehicles, and to the rear a good sized garden.

Entrance Hall

5.51m max by 2.89m

Entered through a fashionable composite entrance door with window inset. As you enter the entrance hall it's nice and spacious with a feature circular window to the side and a further UPVC double glazed window allowing plenty of natural light. Staircase leads to the first floor accommodation. Moulded coving to the ceiling. Picture rail and traditional panelling to dado height. Radiator.

Cloakroom

Fitted with a low flush WC and wall mounted wash handbasin. Feature circular window to the front. Splashback tiling to the walls.

Lounge

5.30m into bay x 4.56m

This is a lovely spacious room to the front of the property with a large walk-in UPVC double glazed bay window. This room is centred around a feature fire surround incorporating a multi use stove. Moulded coving to the ceiling and picture rail to the walls. Radiator.

Sitting Room

4.55m max x 3.66m

This is another spacious room with UPVC double glazed windows and door leading out to the rear. Picture rail to the the walls and radiator.

Utility

2.36m x 1.83m

Fitted with wall and base cabinets with contrasting work surfaces over and incorporating a single sink unit. Plumbing for a washing machine and space for tumble dryer. Tiling to the walls and floor. UPVC double glazed window to the side elevation. Radiator and gas central heating boiler.

Dining Kitchen

8.87m x 3.62

The dining kitchen is open plan and creates a fabulous space for the modern family. The kitchen is equipped with a fantastic range of wall and base cabinets finished in with high gloss cream soft close doors. Contrasting worksurfaces over and incorporating a 1 1/2 bowl sink unit. Two electric ovens and induction hob with extractor canopy above. The central island houses the sink unit with additional cupboards, pop-up electric

socket and houses the dishwasher. The island then extends into a breakfast bar with seating for four chairs. Large UPVC double glaze windows to the side elevation and UPVC bi-fold doors open up to the rear garden. Downlights to the ceiling. The dining area has ample space for a family size dining suite. UPVC double glazed window to the side elevation and an additional UPVC double glaze window allowing plenty of natural light. Large radiator. Multifuel burner service both the dining area and kitchen with a feature of timber mantle above with a brick insert.

Landing

A nice spacious landing with a UPVC double glazed window to the side elevation. Moulded coving to the ceiling and picture rail.

Master Bedroom

5.28m into bay x 3.30m

A spacious room to the front of the property with a walk-in UPVC double glazed bay window. Picture rail to the walls. Radiator.

En-suite

2.18m x 1.38m

The en-suite is fitted with a shower enclosure with a shower above, low flush WC and pedestal wash handbasin. Tiling to the walls.

Bedroom 2

3.65m max x 3.80m

UPVC double glazed window to the rear elevation, moulded coving to the ceiling and picture rail to the walls. Radiator.

Bedroom 3

3.30m x 2.67m

UPVC double glazed window to the side elevation. Radiator. Storage cupboard.

Bedroom 4

3.53m x 3.19m max

UPVC double glazed window to the side elevation. Radiator.

Bedroom 5

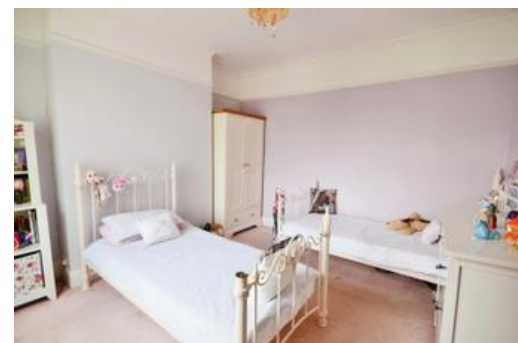
3.16m x 2.90m

uPVC double glazed window to the front elevation. Moulded coving to the ceiling and picture rail. Radiator.

Family Bathroom

3.37m x 1.82m

The family bathroom is equipped with a walk-in shower enclosure with rainfall shower above, bath with a shower attachment, WC and wall mounted wash handbasin. Tiling to all walls. downlights to the ceiling. Ladder style radiator. uPVC double glazed window to the side elevation.





Outside

The front of the property is open plan, allowing space for plenty of off road parking. Wrought iron gates lead down the side of the property to the rear garden. The rear garden has been beautifully landscaped to provide two timber decked areas ideal for outside dining. An additional seating area with a timber pergola above. There is a lawn area with raised borders filled with a profusion of plants, shrubs and flowers.

Council Tax Information

The Council Tax Band for this property is D. This information was obtained in July 2022 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 available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

MORTGAGE & 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.

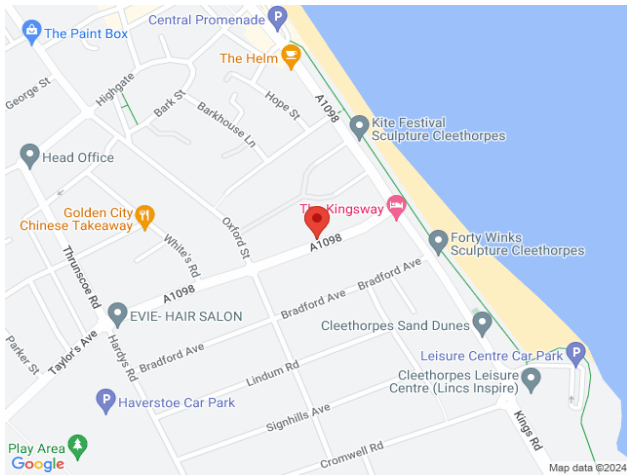
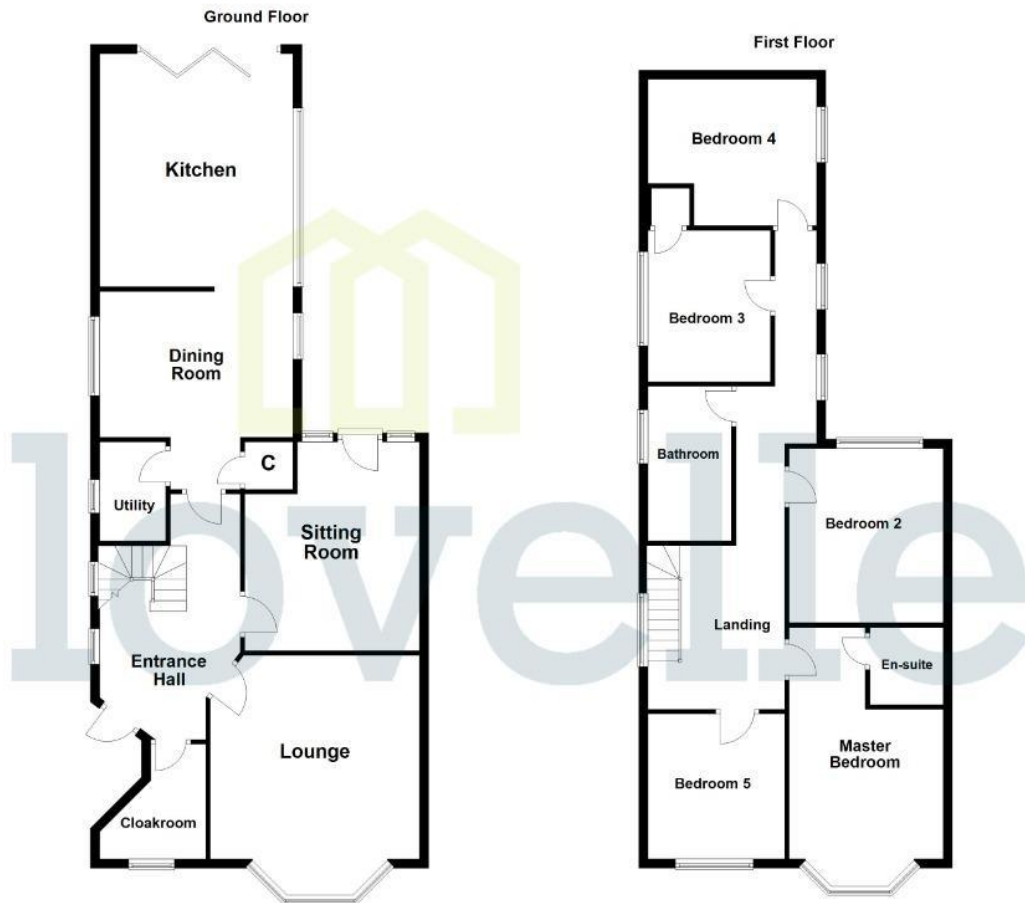
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lovelle

01472 812250

humberston@lovelle.co.uk

