

Buy. Sell. Rent. Let.



  
lovelle

North Sea Lane, Cleethorpes



3



1



1

When it comes to  
property it must be

  
lovelle



£289,950



An excellent opportunity to purchase this EXTENDED semi-detached house in this sought after location of Cleethorpes.

### Key Features

- Extended Semi-Detached House
- Well Presented Through-out
- Stunning Open Plan Living/Dining Kitchen
- Lounge with Walk-in Bay Window
- Three Bedrooms
- Modern Family Bathroom
- Good Size Rear Garden
- Block Paved Driveway
- EPC rating C
- Tenure: Freehold





Discover an exceptional opportunity to acquire an extended semi-detached house in the highly desirable Cleethorpes area. This property is ideally situated near highly regarded schools, convenient local amenities, and well-served by regular bus routes. Set back from the road, the house is impeccably presented, featuring gas central heating and UPVC double glazing. The accommodation includes an inviting entrance hall, a ground floor WC, and a front-facing lounge. The heart of the home is the stunning open-plan living, dining, and kitchen area, complete with built-in appliances such as a dishwasher and there is also space for a Rangemaster cooker with an extractor canopy above. A central kitchen island offers additional seating with breakfast chairs, ample room for a family dining suite, and a cozy living area. French doors open to the rear garden, creating a seamless indoor-outdoor flow.

Adjacent to the kitchen is a practical utility room, boasting ample cabinetry, plumbing for a washing machine, and space for a tumble dryer. The first floor comprises a landing, three generously sized bedrooms, and a luxurious bathroom equipped with 'his and her' sinks, vanity cupboards, a shower enclosure, a bathtub with telephone-style taps, and a WC. The bathroom also features a ladder-style radiator and attractive splashback tiling.

The property sits on a larger-than-average plot with a spacious block-paved driveway offering ample off-road parking for several vehicles. The expansive rear garden, primarily laid to lawn, includes a paved patio area perfect for alfresco dining. Additional outbuildings include a workshop/garage and a versatile space currently used as a home gym, which could easily be transformed into a garden room.

Viewing is highly recommended to fully appreciate all this remarkable home has to offer.

### Entrance Hall

4.49m x 1.81m (14'8" x 5'11")

### WC

1.23m x 0.76m (4'0" x 2'6")

### Lounge

3.52m x 3.33m (11'6" x 10'11")

### Open Plan Living/Dining Kitchen

6.66m x 5.47m (21'11" x 17'11")

(Max Measurements)

### Utility Room

4.18m x 1.59m (13'8" x 5'2")

## First Floor Accommodation

## Landing

2.33m x 2.00m (7'7" x 6'7")

## Bedroom

3.54m x 3.34m (11'7" x 11'0")

(Max Measurements)

## Bedroom

3.37m x 2.98m (11'1" x 9'10")

(Max Measurements)

## Bedroom

2.78m x 2.33m (9'1" x 7'7")

## Family Bathroom

2.49m x 2.37m (8'2" x 7'10")

## Council Tax Information

The Council Tax Band for this property is B. This information was obtained in July 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

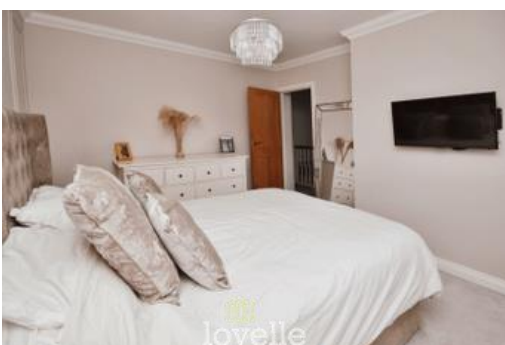
All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

## Mortgage & 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

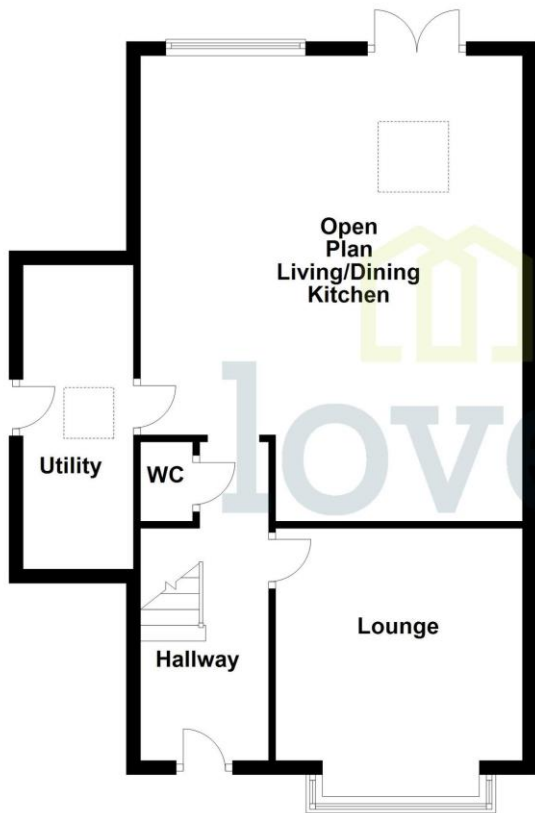
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

### Agents Note

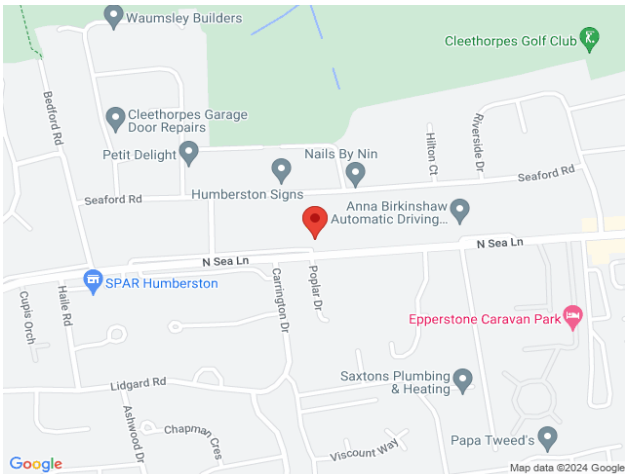
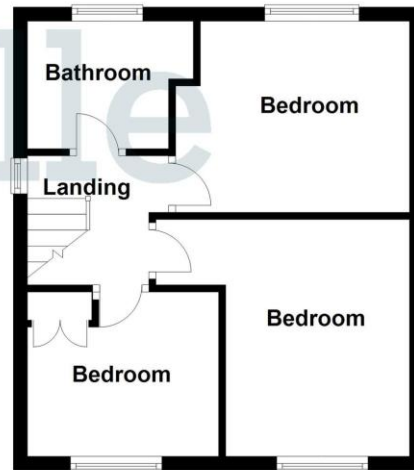
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not 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



When it comes to **property**  
it must be

  
**lovelle**

01472 812250

humberston@lovelle.co.uk

