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Rosemary Way, Cleethorpes



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property it must be


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£450,000



Discover a rare opportunity to acquire this spacious four-bedroom detached family home, positioned in the highly sought-after residential area of Cleethorpes.

- Key Features**
- Detached Family Home
 - Three Reception Rooms
 - Dining Kitchen
 - Master Bedroom with En-suite Dressing Room and Shower Room
 - Three Further Bedrooms
 - Family Bathroom
 - Large Rear Garden
 - Long Driveway & Double Garage
 - No Chain
 - EPC rating TBC
 - Tenure: Freehold





Discover a rare opportunity to acquire this spacious four-bedroom detached family home, positioned in the highly sought-after residential area of Cleethorpes. This cherished property, lovingly maintained by the same family since its construction, offers an exceptional blend of comfort and convenience. Ideally situated on the edge of Cleethorpes Country Park, the home occupies a generous plot, boasting a long driveway leading to a detached double garage, providing ample off-street parking. The south-easterly facing rear garden further enhances the appeal of this residence, offering a serene outdoor space for relaxation and entertainment.

The property is thoughtfully set back from the road and benefits from uPVC double glazing, gas central heating, and a security alarm system. Upon entering, you are welcomed by an entrance hallway featuring a return staircase leading to the first floor. The ground floor accommodates a cloakroom with a wash hand basin and WC, a spacious lounge with a charming exposed brick fire surround and tiled hearth, flowing naturally into a sunroom with views of the garden. French doors from the sunroom open to a patio, perfect for al fresco dining.

Additional ground-floor features include a versatile home office/study with practical storage space, a cosy reception room currently used as a sitting room with a bay window, and a well-appointed dining kitchen with shaker-style cabinets, built-in appliances, and ample workspace.

Upstairs, the first floor accommodates four generously sized bedrooms, with the master bedroom offering fitted wardrobes, an en-suite dressing room, and an en-suite shower room. The remaining bedrooms are well-proportioned, and the family bathroom is equipped with a bath, overhead shower, wash hand basin, and WC.

Externally, the property continues to impress with a well-maintained rear garden, one of the largest on the road, featuring a timber shed with power, ideal for housing extra appliances, a summerhouse with power, and additional storage including a greenhouse tucked behind the garage. The front driveway provides extensive off-road parking, including space for a motorhome, if desired.

This property is available with no forward chain, offering an outstanding opportunity to make it your next family home.

Entrance Hall

2.6m x 3.22m (8'6" x 10'7")

Cloakroom

0.88m x 2.49m (2'11" x 8'2")

Lounge

3.55m x 5.7m (11'7" x 18'8")

Sun Room

2.73m x 3.47m (9'0" x 11'5")

Sitting Room

3.26m x 3.46m (10'8" x 11'5")

Study

2.14m x 2.36m (7'0" x 7'8")

Dining Kitchen

3.47m x 5.07m (11'5" x 16'7")

Landing

2.89m x 3.19m (9'6" x 10'6")

Master Bedroom

3.61m x 3.61m (11'10" x 11'10")

Dressing Room

1.85m x 2.03m (6'1" x 6'8")

En-Suite Shower Room

1.58m x 2.02m (5'2" x 6'7")

Bedroom Two

3.24m x 3.48m (10'7" x 11'5")

Bedroom Three

3.29m x 3.45m (10'10" x 11'4")

Bedroom Four

2.43m x 2.9m (8'0" x 9'6")

Family Bathroom

2.24m x 2.52m (7'4" x 8'4")

Double Garage

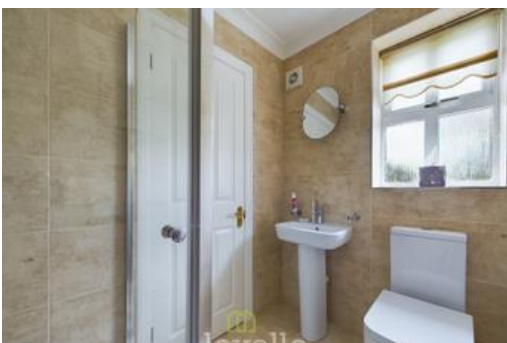
5.67m x 5.81m (18'7" x 19'1")

Council Tax Information

The Council Tax Band for this property is E. This information was obtained in August 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.

Energy Performance Information

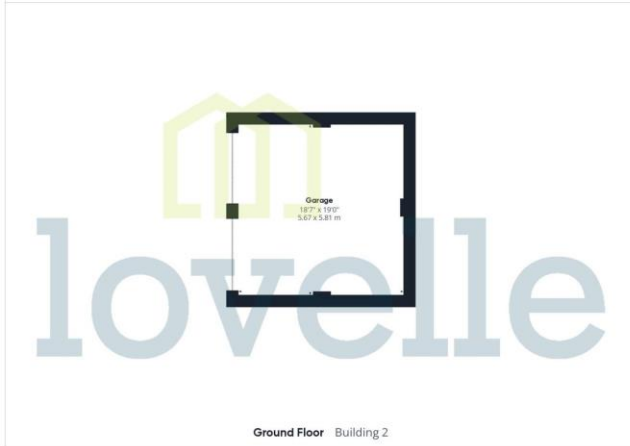
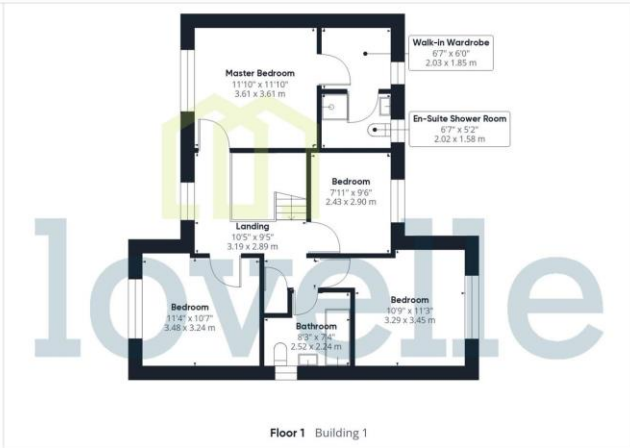
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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





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