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Queens Parade, Cleethorpes



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Offers over £500,000



Welcome to one of Cleethorpes' most distinguished properties, a substantial detached family home built in 1933, positioned in the prime location of Queens Parade.

### Key Features

- Substantial Edwardian Detached Home
- Oozing Character and Charm
- Retaining many Original Features
- Three Reception Rooms
- Four Double Bedrooms
- Bathroom and Shower Room
- Large Garage, Storage and Conservatory
- Standing on a Large Plot
- Long Driveway
- No Forward Chain
- EPC rating D
- Tenure: Freehold









Welcome to one of Cleethorpes' most distinguished properties, a substantial detached family home built in 1933, positioned in the prime location of Queens Parade. This rare gem offers the perfect blend of timeless elegance, character, and charm, standing proudly on an approximately 0.20-acre plot (subject to survey) at the elevated corner of Oxford Street and Queens Parade. The property's prime location ensures you are just a short stroll away from Cleethorpes seafront and beach, along with its array of amenities, making it a truly coveted address.

This Edwardian home, rich in history and architectural splendour, is a fine example of early 20th-century craftsmanship. It retains many of its original features, including grand bay windows that flood the rooms with natural light, ornate woodwork, and spacious, airy rooms that provide a sense of grandeur. The home's original parquet flooring, serving hatch, pantry, and even a servants' bell are just a few of the details that add to its allure. This is a rare opportunity to purchase one of Cleethorpes' most notable properties, steeped in history and exuding an air of refined sophistication.

As you approach the property, the handsome arched brickwork of the porch invites you in, leading to a fabulous reception hallway. Entering through the traditional stained glass door, you are greeted by the warmth of parquet flooring, a beamed ceiling, and traditional rich wooden panelling to the walls that evoke a sense of nostalgia and grandeur. The ornate staircase, adorned with a large stained glass window, leads to the first-floor accommodation, offering a glimpse of the elegance that pervades the entire home. Off the hallway, a cloakroom with a WC and wash hand basin, along with convenient under-stair storage, adds a touch of practicality.

The property boasts multiple reception rooms, each with its own unique character. The cosy reading room or study, with its inviting fireplace, is perfect for quiet moments of reflection or leisurely afternoons with a good book. The spacious L-shaped living room at the front of the house is bathed in light from two large windows, creating a bright and welcoming atmosphere. The grand dining room, with its beamed ceiling and fire surround, has the potential for an open fire, making it an ideal space for entertaining or enjoying family meals. The kitchen, brimming with original charm, features a large pantry that provides ample storage and preserves the character of the home. Off the lobby, a utility room, boiler room, and additional storage area further enhance the functionality of the property.

Ascending to the first floor, a spacious landing area is illuminated by the large, leaded windows, creating a bright and airy space that leads to four generously sized bedrooms. The master bedroom is particularly impressive, boasting an extensive array of fitted wardrobes, shelves, and drawers, offering ample storage solutions. The first floor also includes a shower room with a shower enclosure, WC, and wash hand basin, a bathroom with a bath and wall-mounted wash hand basin, and a separate WC, providing convenience for a busy family.

Externally, the property continues to impress with its long driveway, large garage with an attached storage shed, and a charming garden room. The house stands proudly on its plot, with trees bordering the property, ensuring privacy and creating a serene oasis in the heart of Cleethorpes. The garden features a brick and timber pergola adorned with established wisteria, creating the most magical walkway. Currently, the garden is gravelled and paved for ease of maintenance, with a selection of established shrubs, bushes, and trees adding to the tranquil atmosphere.

Available with no forward chain, this magnificent property on Queens Parade offers a unique opportunity to own a piece of Cleethorpes history. Whether you are searching for a family home filled with character or a unique property to make your own, this house is sure to captivate and inspire all who step through its doors.

## Terrace

1.52m x 3.24m (5'0" x 10'7")

## Reception Hall

3.76m x 1.78m (12'4" x 5'10")

## Living Room

5.5m x 4.41m (18'0" x 14'6")

## Reading Room

2.53m x 3.3m (8'4" x 10'10")

## Dining Room

4.23m x 4.83m (13'11" x 15'10")

## Kitchen

3.32m x 3.71m (10'11" x 12'2")

## Pantry

2.23m x 1.56m (7'4" x 5'1")

## Utility Room

2.25m x 2.09m (7'5" x 6'11")

## Boiler Room

1.06m x 2.49m (3'6" x 8'2")

## Inner Lobby

0.96m x 2.33m (3'1" x 7'7")

## Storage Room

1.58m x 0.88m (5'2" x 2'11")

## WC





1.8m x 1.44m (5'11" x 4'8")

### Landing

1.57m x 7.15m (5'2" x 23'6")

### Master Bedroom

4.23m x 4.64m (13'11" x 15'2")

### Bedroom

3.42m x 4.38m (11'2" x 14'5")

### Bedroom

3.3m x 3.71m (10'10" x 12'2")

### Bedroom

2.84m x 3.31m (9'4" x 10'11")

### Family Bathroom

2.24m x 2.66m (7'4" x 8'8")

### Shower Room

2.14m x 1.79m (7'0" x 5'11")

### WC

0.89m x 1.58m (2'11" x 5'2")

## Garage

3.33m x 6.21m (10'11" x 20'5")

## Shed

1.63m x 2.88m (5'4" x 9'5")

## Conservatory

4.91m x 2.98m (16'1" x 9'10")

## Council Tax Information

The Council Tax Band for this property is D. 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](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 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.

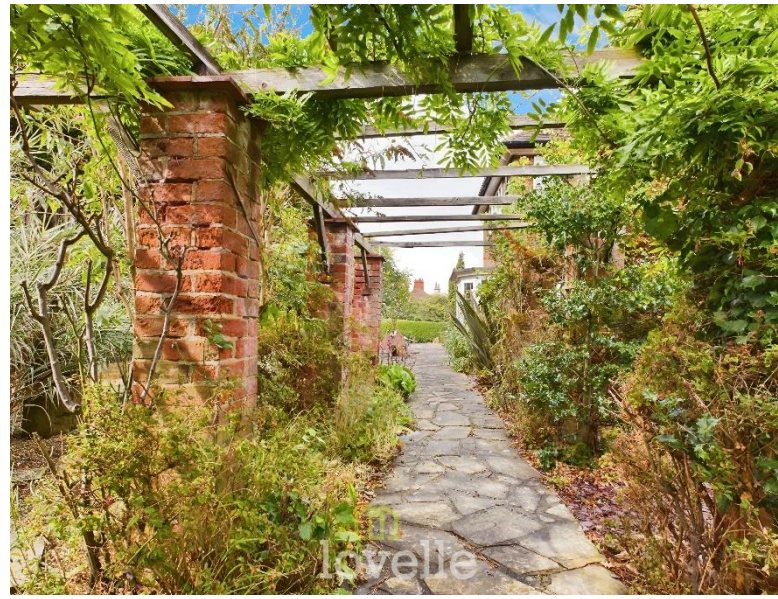








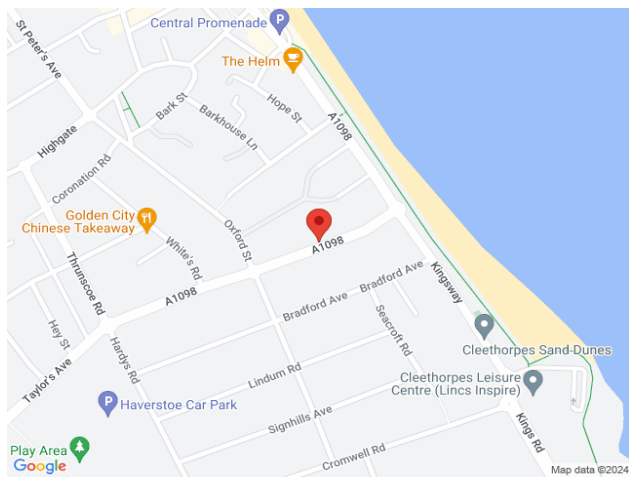
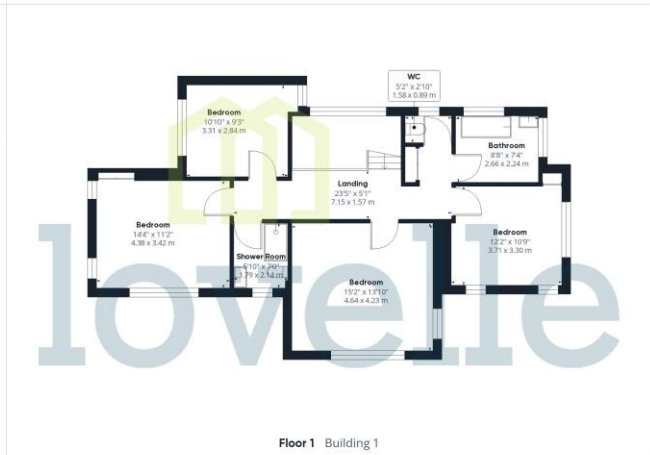












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