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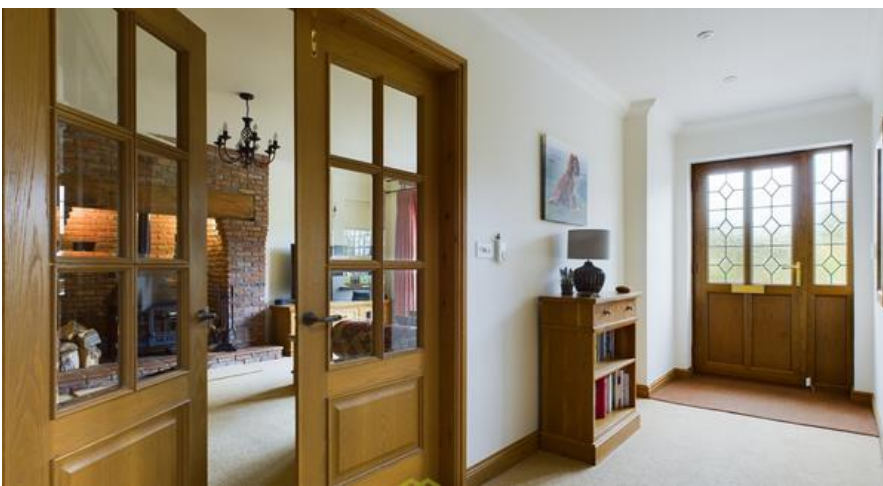
Cheltenham Way, Cleethorpes



When it comes to  
property it must be

  
lovelle





£490,000



Presenting an exceptional four-bedroom family home that epitomizes quality and distinction, located within the highly sought-after Country Park development.

### Key Features

- Exceptional Detached Family Home
- Set over Three floors
- Lounge with Feature Inglenook Fireplace
- Quality Breakfast Kitchen
- Study, Dining Room & Utility
- Master Bedroom with En-Suite
- Three Further Bedrooms
- Luxurious Family Bathroom
- Long Driveway & Garage
- Southerly Aspect Rear Garden
- EPC rating C & Tenure: Freehold









Presenting an exceptional four-bedroom family home that epitomizes quality and distinction, located within the highly sought-after Country Park development. Built in 2002 by esteemed local builder Darren Ennis, this unique and spacious residence offers a harmonious blend of character and modern comforts, including underfloor heating on most of the ground floor, powered by a Valiant Gas Combination Boiler and solar panels. Spread across three floors, the property provides versatile accommodation, ideally suited to meet the desires and expectations of today's discerning executive buyer.

The home features attractive light oak-finished uPVC double-glazed windows, gas central heating, and solar panels for hot water, enhancing its energy efficiency. The well-appointed interior includes a welcoming reception hallway with oak internal doors, glazed oak double doors leading to the lounge, and a striking oak open spindle balustrade staircase. The cloakroom is elegantly finished with a white two-piece suite, part-tiled walls, and underfloor heating. The study, with a uPVC bay window overlooking the front aspect, offers a modern built-in desk area with ample storage.

The generously sized lounge is a grand space, boasting a feature inglenook fireplace with an oak beam and wood-burning stove, completed to a high standard. The uPVC double-glazed bay window and additional windows provide a lovely view into the dining room, which is adorned with exposed brick panels that enhance its traditional charm. The open-plan breakfast kitchen, custom-built by Traditional Joinery, showcases a bespoke handmade oak kitchen with granite work surfaces, glass-tiled splashbacks, and high-end appliances, including a five-ring gas hob, double electric fan-assisted oven, and integrated fridge, freezer, and dishwasher. The adjoining breakfast area, with its vaulted ceiling, exposed beams, and Velux windows, adds a sense of grandeur. The breakfast area also features a granite breakfast bar, porcelain-tiled flooring with underfloor heating, and French doors with side light panels that open to the rear garden. Double oak doors from the kitchen lead into the dining room, which continues the open-plan living theme, complete with porcelain-tiled flooring, underfloor heating, and French doors opening to the rear garden.

The utility room, conveniently located off the kitchen, offers additional storage and workspace, with wood-effect wall and base units, a large Belfast sink, water softener and ample space for a washing machine and tumble dryer. It also features porcelain-tiled flooring with underfloor heating.

On the first floor, the spacious landing with an oak effect balustrade leads to the master bedroom, which is fitted with wall-to-wall wardrobes by Traditional Joinery and benefits from an en-suite shower room. The en-suite is modern and luxurious, featuring a walk-in Aqualiza shower enclosure, a floating vanity unit, and a WC with a concealed cistern, all finished with fully tiled walls and flooring and a heated towel rail. Three additional bedrooms are on this floor, with the fourth currently serving as a dressing room, complete with built-in wardrobes by Traditional Joinery. The large family bathroom is equally impressive, featuring a freestanding bath, walk-in shower enclosure with colour lighting, a hand wash basin set above a vanity unit, and a low-flush WC, all complemented by fully tiled walls and flooring, a heated towel rail, coved ceiling, and downlights.

The second floor offers a versatile space currently used as a cinema room, complete with a Velux window and a large storage room.

The property benefits from gas central heating, uPVC double glazing, underfloor heating, and solar panels.

Externally, the home is equally impressive. The open-plan front garden features mature planting and a red brick-paved driveway, providing ample off-road parking. Double wrought iron gates lead to an additional driveway and a detached garage. The private, southerly-facing rear garden, beautifully maintained by the current owners, is ideal for entertaining and offers a tranquil retreat. It features Indian sandstone paving leading to two separate patio areas, mature planting along the borders, and fenced boundaries. The detached garage, equipped with electric and lighting, includes an up-and-over door at the front and a rear access door.

Viewing of this exceptional property is highly recommended.

## Entrance Hall

1.57m x 5.25m (5'2" x 17'2")

## Living Room

3.96m x 6m (13'0" x 19'8")

## Study

2.67m x 3.13m (8'10" x 10'4")

## Dining Room

3.59m x 3.97m (11'10" x 13'0")

## Kitchen

2.91m x 4.3m (9'6" x 14'1")

## Breakfast Area

2.28m x 4.19m (7'6" x 13'8")

## Utility Room

1.37m x 4.29m (4'6" x 14'1")

## WC

0.88m x 2.02m (2'11" x 6'7")

## Landing

1.67m x 5.03m (5'6" x 16'6")

## Master Bedroom

3.93m x 4m (12'11" x 13'1")

## En-Suite

1.67m x 2.37m (5'6" x 7'10")





### Bedroom

3.41m x 3.86m (11'2" x 12'8")

### Bedroom

2.3m x 3.71m (7'6" x 12'2")

### Bedroom / Dressing Room

2.52m x 3.88m (8'4" x 12'8")

### Family Bathroom

2.3m x 3.87m (7'6" x 12'8")

### Cinema Room

4.35m x 5.86m (14'4" x 19'2")

### Storage Room

2.5m x 4.51m (8'2" x 14'10")

### Detached Garage

2.77m x 6.17m (9'1" x 20'2")

### Location

The property is ideally located within just a short walk to the ever popular Cleethorpes Country Park. This provides a lovely walk through to the Boating lake and Seafront. Cleethorpes town centre is only a short distance away where you will find the shopping areas of Sea View Street and St Peters Avenue. The Seafront has many attractions, including restaurants/bistros and wine bars.

## Broadband Type

Standard- 10 Mbps (download speed) 0.9 Mbps Good (upload speed) Superfast - 49 Mbps (download speed) 9 Mbps (upload speed)

## Council Tax Information

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

## 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.







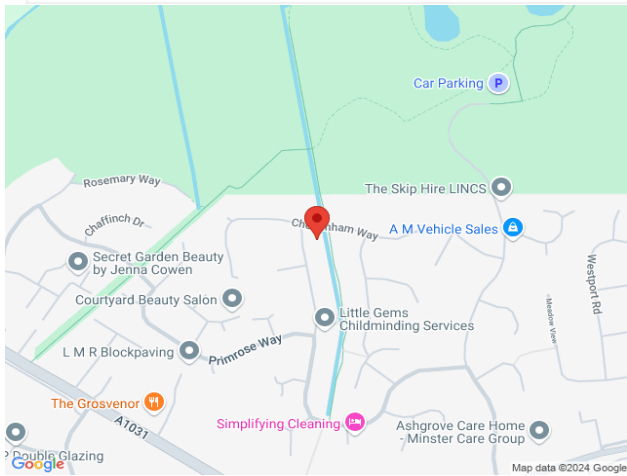
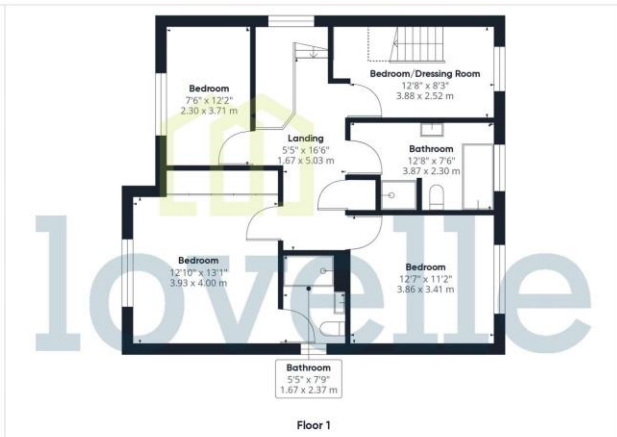
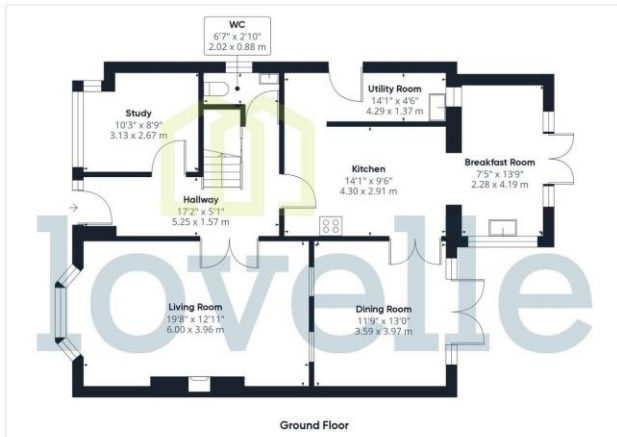












Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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