

Buy. Sell. Rent. Let.



Meadow View, Cleethorpes



1



2



2

When it comes to
property it must be


lovelle



£125,000



Don't miss the opportunity to own this delightful chalet-style retirement home, positioned in the sought-after Meadow View development, an exclusive community tailored for those aged 55 and over.

Key Features

- Over 55's Development
- On Site Facilities
- Lounge & Dining Room
- Kitchen & Conservatory
- Ground Floor Bathroom
- First Floor Bedroom & En-suite
- EPC rating D
- Tenure: Leasehold





Don't miss the opportunity to own this delightful chalet-style retirement home, positioned in the sought-after Meadow View development, an exclusive community tailored for those aged 55 and over. Meadow View is a private, peaceful enclave of 28 one- and two-bedroom homes, perfectly positioned within a quiet cul-de-sac, just a short distance from the amenities of a traditional seaside town.

Designed with safety and peace of mind at its heart, Meadow View features an emergency Careline system, monitored 24 hours a day, 365 days a year by a dedicated team, with additional on-site support from the Development Manager during the day. Cleethorpes, a quintessential seaside town on the Humber estuary, offers a relaxed coastal lifestyle. Cleethorpes provides everything needed for an independent, fulfilling retirement. With a seafront train station and a host of amenities nearby, it's an ideal setting for a serene, yet active, retirement.

The Development Manager is available daily to assist owners and oversee the upkeep of the development, as well as coordinating social events in the Owners' Lounge.

Lovelle are proud to present this one/two-bedroom semi-detached chalet bungalow, offering both a patio and garden space. The property features spacious accommodation, starting with an entrance porch leading into a generous living room, complete with a feature electric fireplace and large front-facing window that fills the space with natural light. The kitchen, accessed via an inner hallway, is equipped with a range of wall and base units, tiled splashbacks, and room for appliances, including an electric oven, fridge/freezer, and washing machine. A window provides additional light and ventilation.

On the ground floor, there is a dining room that could easily be converted into a second bedroom, with patio doors opening into the conservatory, which in turn leads to the garden. A well-appointed bathroom, featuring a bath with an overhead shower, wash hand basin, and low-flush WC, completes the ground floor.

Upstairs, the first floor boasts a spacious double bedroom with built-in wardrobes, a window providing natural light, and the rare addition of an en-suite shower room with a shower enclosure, wash hand basin, and WC. A storage area and dressing room complete the first floor layout.

Externally, the property benefits from a private driveway offering off-road parking, and a rear garden with both lawn and patio areas, perfect for relaxing or entertaining.

While some general updating is required, this charming home offers fantastic potential and is being offered with no forward chain, making it an ideal retirement property.

Entrance Porch

1.18m x 1.4m (3'11" x 4'7")

Living Room

3.37m x 5.01m (11'1" x 16'5")

Inner Hall

1.86m x 2.57m (6'1" x 8'5")

Kitchen

1.83m x 2.97m (6'0" x 9'8")

Dining Room/ Bedroom Two

3.33m x 3.4m (10'11" x 11'2")

Conservatory

1.64m x 2.63m (5'5" x 8'7")

Bathroom

1.83m x 2.18m (6'0" x 7'2")

First Floor Bedroom

2.96m x 5.38m (9'8" x 17'8")

En-suite Shower Room

1.76m x 2.35m (5'10" x 7'8")

Store Room

1.2m x 2.32m (3'11" x 7'7")

Dressing Room

2.32m x 2.36m (7'7" x 7'8")

Maintenance and Lease details

The owner advises that there is a maintenance fee of £257pcm. Included in this is:-

- Insurance of the building (not contents)
- Maintenance of communal areas
- Resident warden
- 24 Hrs emergency pull cords (in every room)
- Outside security lighting
- Gardener
- Window cleaner
- Residents lounge
- Laundry room

The property is Leasehold from June 1997 for 99 years

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

Standard 13Mbps (download speed) 1 Mbps (upload speed) Superfast 80 Mbps (download speed) 20Mbps (upload speed)

Council Tax Information

The Council Tax Band for this property is A. This information was obtained in October 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

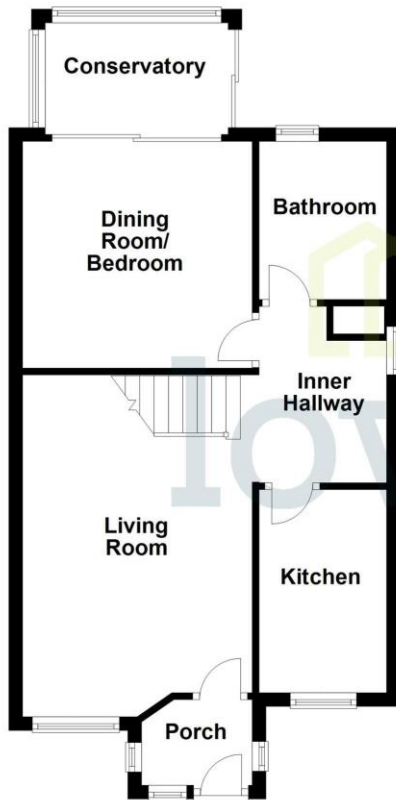
Services

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.

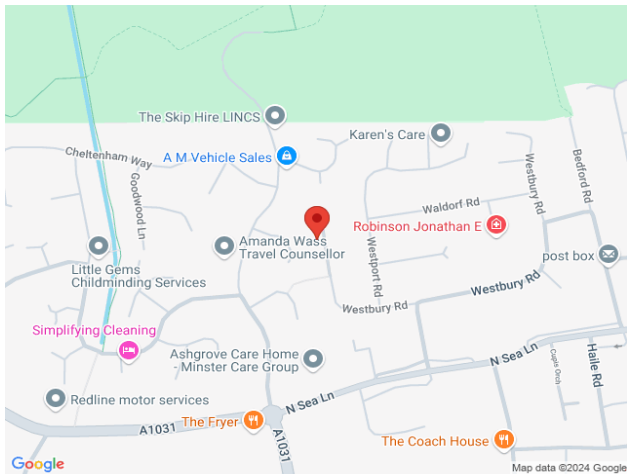
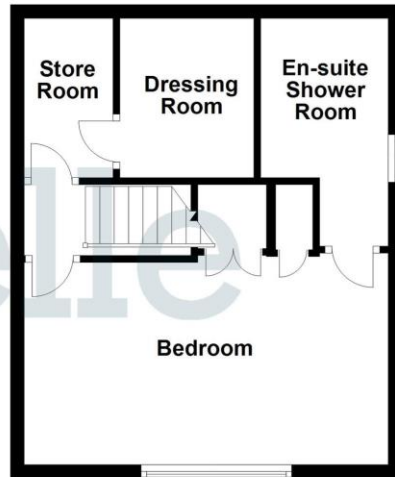
Mortgage & Solicitors

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.

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

01472 812250

humberston@lovelle.co.uk

