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Ashby Road, Cleethorpes



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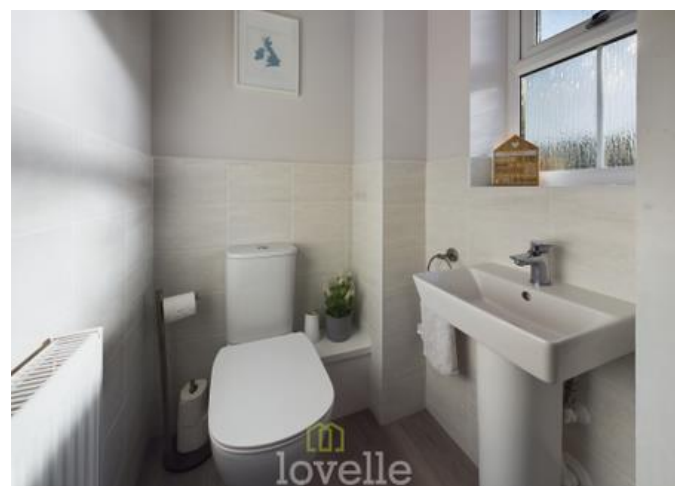


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When it comes to  
property it must be

  
lovelle





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If you're searching for a spacious family home in Cleethorpes, Ashby Road may be just what you need.

### Key Features

- Extended Semi-Detached Family Home
- Versatile & Spacious Accommodation
- Stunning Open Plan Dining Kitchen
- Two Living Rooms
- FIVE Bedrooms
- 2 En-Suite Shower Rooms & Family Bathroom
- Garage & Driveway
- Home Gym/Garden Room
- EPC rating C
- Tenure: Freehold







If you're searching for a spacious family home in Cleethorpes, Ashby Road may be just what you need. Situated in a highly desirable area just off Taylor's Avenue, this five-bedroom, three-bathroom semi-detached home is a rare find. It's conveniently located within a short distance of well-regarded primary and secondary schools, making it ideal for families. The property has been thoughtfully extended and updated by the current owners, offering versatile and spacious accommodation across three floors, perfectly suited for modern family living.

Upon entering through a contemporary composite door, the welcoming hallway boasts Amtico oak-effect parquet flooring and a useful built-in storage cupboard. A cloakroom with WC and hand basin is also found here, along with a cupboard housing the gas central heating boiler. The front living room features a limestone fireplace with a log-burning stove, creating a cosy focal point. The heart of the home is the stunning open-plan kitchen, fitted with sleek gloss-fronted units and luxurious Quartz work surfaces. Integrated appliances include a fridge/freezer, dishwasher, wine cooler, double oven, and induction hob with extractor. The kitchen flows seamlessly into the dining area, where French doors open to the rear garden, perfect for alfresco dining. There's also a second sitting room, accessed from the kitchen, offering additional living space and also featuring French doors to the garden. This room includes a built-in laundry cupboard and continues the stylish LVT flooring from the kitchen.

On the first floor, you'll find four bedrooms, including three generously sized doubles. The master bedroom benefits from fitted wardrobes with high-gloss doors and an en-suite, complete with a large shower, vanity sink unit, WC, and elegant marble-effect tiling. Bedroom two also has fitted wardrobes, while bedroom three is another double. The fourth bedroom is a single, ideal for a nursery or home office, and includes built-in storage. The family bathroom is fully tiled and fitted with a vanity sink, concealed cistern WC, bath with shower screen, and rainfall shower, all complemented by a ladder-style radiator.

A staircase leads to the second floor, where a newly converted loft offers an impressive additional double bedroom. This space features fitted wardrobes, eaves storage, and a dressing area, along with a modern en-suite shower room.

The property occupies a corner plot with a lawned front garden and a low-maintenance rear garden featuring Indian sandstone paving and artificial grass. There is a driveway providing access to a detached brick garage, complete with an up-and-over door, power, lighting, and plumbing for a washing machine. Adjoining the garage is a versatile garden room, currently used as a gym but easily adaptable as a home office or playroom.

This fantastic home offers spacious, modern living in a prime location, perfect for families.

### Entrance Hall

1.91m x 3.79m (6'4" x 12'5")

### WC

1.18m x 1.78m (3'11" x 5'10")

### Living Room

3.51m x 4.22m (11'6" x 13'10")

Kitchen/Living Area  
2.6m x 7.31m (8'6" x 24'0")

Living Room  
3.61m x 4.19m (11'10" x 13'8")

First Floor Landing  
1.73m x 3.47m (5'8" x 11'5")

Master Bedroom  
3.62m x 4.91m (11'11" x 16'1")

En-Suite Shower Room  
1.3m x 2.22m (4'4" x 7'4")

Bedroom  
3.08m x 3.89m (10'1" x 12'10")

Bedroom  
3.1m x 3.34m (10'2" x 11'0")

Bedroom  
1.9m x 2.42m (6'2" x 7'11")

Family Bathroom  
1.7m x 2.44m (5'7" x 8'0")

Second Floor Landing  
0.85m x 1.43m (2'10" x 4'8")

Bedroom  
3.16m x 4.22m (10'5" x 13'10")

En-Suite Shower Room  
0.97m x 2.32m (3'2" x 7'7")







### Detached Garage

2.63m x 5.22m (8'7" x 17'1")

### Garden Room/Gym

2.3m x 2.93m (7'6" x 9'7")

### Location

The property is ideally located close to Cleethorpes town centre where you will find the shopping areas of Sea View Street and St Peters Avenue. The Seafront has many attractions, including restaurants/bistros, wine bars and Cleethorpes golf course.

### Broadband

Standard 8Mbps (download speed) 0.9 Mbps (upload speed) Superfast 80 Mbps (download speed) 20Mbps (upload speed) Ultrafast 1000 Mbps (download speed) 990 Mbps (upload speed)

### Council Tax Information

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





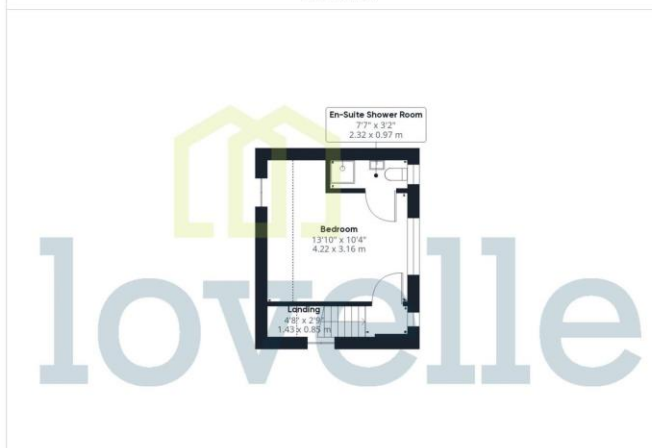












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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