

Buy. Sell. Rent. Let.



Thornton Crescent, Cleethorpes



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When it comes to
property it must be


lovelle



£185,000



Positioned in the highly sought-after location of Thornton Crescent, this well-presented semi-detached family home boasts easy access to local bus routes, shops, schools, and other essential amenities, all while being just a short stroll from the scenic seafront.

Key Features

- Semi Detached House
- Spacious Accommodation
- Lounge & Dining Kitchen
- Conservatory & Utility
- Three Bedrooms
- Modern Bathroom
- Block Paved Driveway
- Rear Garden
- EPC rating D
- Tenure: Freehold





Positioned in the highly sought-after location of Thornton Crescent, this well-presented semi-detached family home boasts easy access to local bus routes, shops, schools, and other essential amenities, all while being just a short stroll from the scenic seafront. With an abundance of natural light throughout, the property offers a welcoming, spacious ambiance complemented by tasteful, modern decor in each room. The sunny rear garden enhances its appeal, making this home ideal for both couples and families.

Benefiting from uPVC double glazing and gas central heating, the accommodation includes a warm and inviting entrance hall, a front-facing living room with an electric fireplace, a well-appointed kitchen-dining room with integrated appliances, a convenient utility room, and a bright conservatory. Upstairs, there are two generously sized double bedrooms, a single bedroom, and a well-appointed family bathroom.

Outside, the front is block-paved to accommodate multiple vehicles, while the rear garden features a lawned area and two useful outbuildings. Offered for sale with ****no onward chain****, this property is a must-see.

Entrance Hall

4.07m x 1.81m (13'5" x 5'11")

Living Room

3.94m x 3.82m (12'11" x 12'6")

Dining Kitchen

5.76m x 2.81m (18'11" x 9'2")

Conservatory

2.62m x 2.44m (8'7" x 8'0")

Utility Room

4.38m x 2.96m (14'5" x 9'8")

Landing

2.31m x 2.13m (7'7" x 7'0")

Bedroom

3.96m x 3.42m (13'0" x 11'2")

Bedroom

3.41m x 2.87m (11'2" x 9'5")

Bedroom

3.02m x 2.32m (9'11" x 7'7")

Bathroom

2.27m x 1.65m (7'5" x 5'5")

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- 12 Mbps (download speed), 1 Mbps (upload speed), Ultrafast - 1000 Mbps (download speed), 100 Mbps (upload speed).

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.

Council Tax Information

The Council Tax Band for this property is D. This information was obtained in September 2023 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

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.

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.

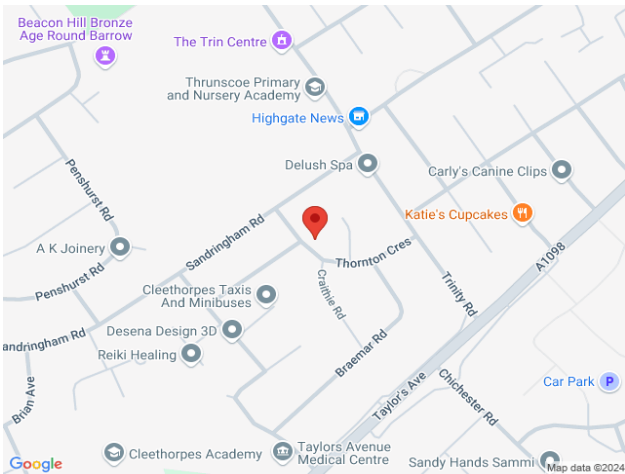
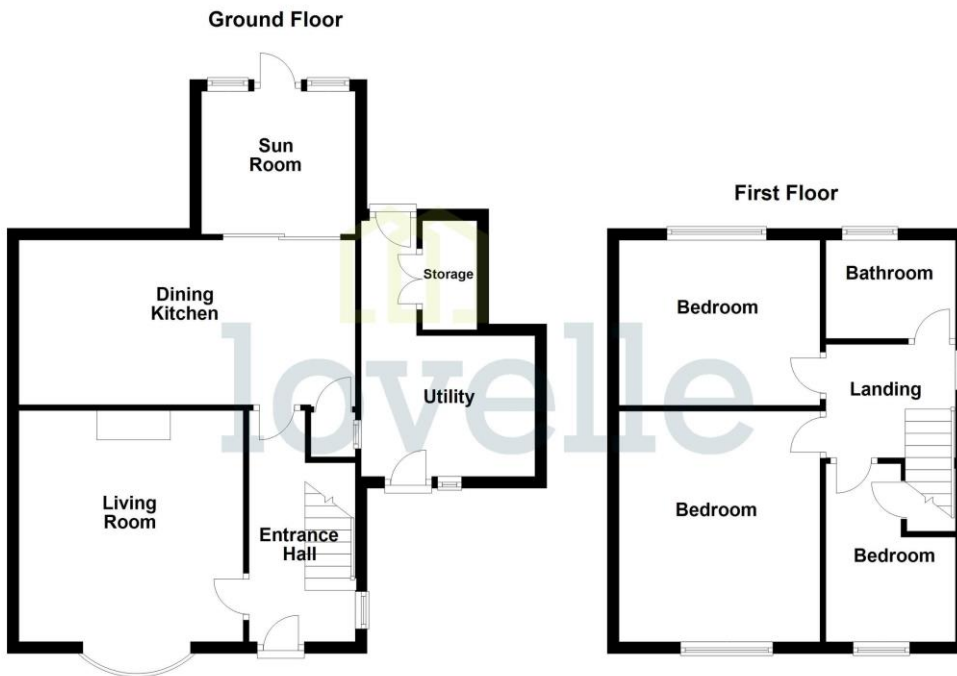




Agents Note

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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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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