

Buy. Sell. Rent. Let.



Freston Street, Cleethorpes



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When it comes to  
property it must be

  
**lovelle**



£89,950



Deceptively Spacious Mid-Terrace Home in Popular Cleethorpes Location.

### Key Features

- Spacious Mid Terrace House
- Well Presented Through-Out
- Two Reception Rooms & Dining Kitchen
- Two Good Size Bedrooms
- First Floor Bathroom
- Front & Rear Gardens
- uPVC Double Glazed
- Gas Central Heating
- EPC rating TBC
- Tenure: Freehold





Located in a sought-after area of Cleethorpes, this charming two-bedroom mid-terrace home offers a fantastic opportunity for first-time buyers or investors, with its well-maintained accommodation and excellent proximity to local amenities, shops, and transport links.

The property features a welcoming entrance porch and hallway, a bright living room with a bay window, and double doors opening to the dining room, which includes useful under-stairs storage. To the rear, the generously sized dining kitchen provides ample cupboard space and direct garden access. Upstairs, the landing leads to two spacious double bedrooms and a modern family bathroom equipped with a bath with a shower above, concealed WC, and a vanity unit with a wash hand basin.

Externally, the low-maintenance front garden is enclosed by waist-height walls, while the south-westerly rear garden offers a private retreat with a lawn and patio area. Additional benefits include gas central heating and uPVC double glazing, making this a ready-to-move-into home with great potential.

### Entrance Hall

4.3m x 0.89m (14'1" x 2'11")

### Lounge

3.45m x 2.95m (11'4" x 9'8")

### Dining Room

3.81m x 3.98m (12'6" x 13'1")

### Kitchen

5.42m x 2.4m (17'10" x 7'11")

### Landing

### Bedroom

4.45m x 3.43m (14'7" x 11'4")

### Bedroom

3.78m x 2.8m (12'5" x 9'2")

### Family Bathroom

3.12m x 2.41m (10'2" x 7'11")

## 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 6Mbps (download speed) 0.7Mbps (upload speed) Ultrafast 1000Mbps (download speed) 220Mbps (upload speed)

## Council Tax Information

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

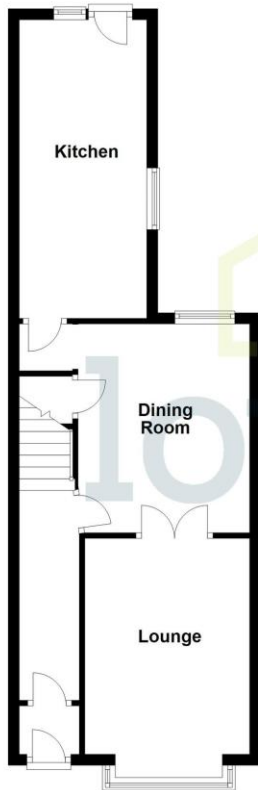
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a 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.

Ground Floor



First Floor



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

  
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