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Seaford Road, Cleethorpes



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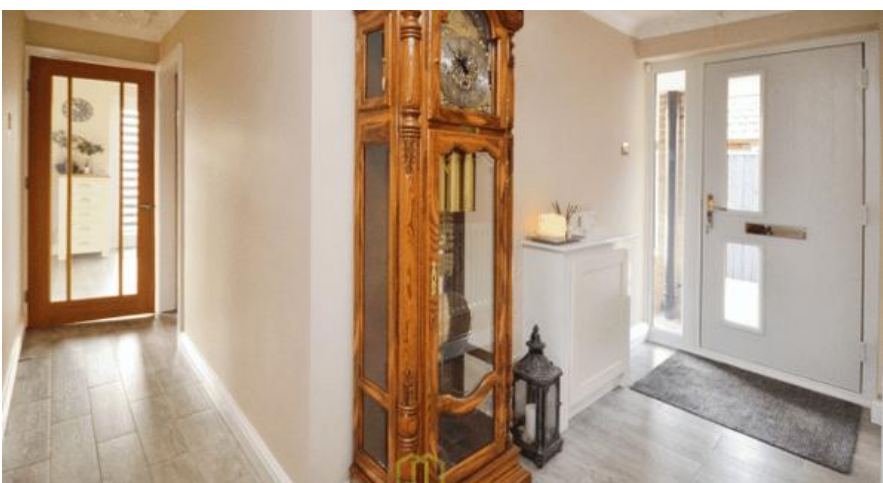
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When it comes to
property it must be


lovelle



£335,000

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A beautifully transformed four-bedroom detached home features a spacious lounge, versatile dining kitchen, south-facing garden, and charming garden room. Offered with no forward chain, it's perfect for modern family living.

Key Features

- Close to Cleethorpes beach and promenade.
- Four bedrooms, two on the ground floor.
- Spacious lounge with bow window.
- L-shaped kitchen with French doors to garden.
- Luxurious bathroom with roll-top bath.
- South-facing garden with patio.
- EPC rating C & Tenure: Freehold





Early viewing is highly recommended for this exceptional four-bedroom detached property, which has undergone a remarkable transformation by the current owners and is offered for sale with no forward chain. Beautifully maintained and immaculately presented, the home is ideally located at the far end of Seaford Road, just off Riverside Drive, and within walking distance of Cleethorpes beach and promenade. It features an enclosed entrance porch leading to a welcoming hallway with a composite door and side panel, as well as a return staircase with understairs storage. The spacious lounge at the front of the property benefits from a bow window and two additional side windows, creating a bright and inviting space. Also located at the front is a ground-floor bedroom with fitted wardrobes, while a further versatile ground-floor room, currently used as a home office, adds flexibility. Completing the ground floor is a WC with a fitted wash hand basin and WC, along with a superb L-shaped dining kitchen to the rear. The kitchen is well-equipped with a range of high-gloss wall and base cabinets, space for a Rangemaster cooker with an extractor hood, an integrated dishwasher, space for a washing machine and an American-style fridge freezer. The dining area enjoys French doors that open to the south-facing rear garden.

Upstairs, the first floor features two double bedrooms, both with fitted wardrobes, and a generously sized landing with a large storage cupboard housing the Worcester gas central heating boiler, installed in February 2023 with a 12-year guarantee. The family bathroom is a standout feature, boasting a roll-top bath with claw feet, a separate shower enclosure, a WC, and a wash hand basin, all complemented by stylish tiling. Outside, the front of the property offers a neatly maintained lawn with a brick wall boundary, a driveway providing off-road parking, and double timber gates leading to the rear garden. The south-facing rear garden is perfect for outdoor entertaining, with a patio area ideal for al fresco dining. Positioned within the garden is a fantastic garden room, a versatile space complete with a built-in bar, ample seating, French doors, and a stunning roof lantern that fills the room with natural light. This outstanding property combines modern comfort with thoughtful design in a prime location close to local amenities and the vibrant seafront, making it the ideal family home.

Entrance Hall

WC

2.26m x 1.28m (7'5" x 4'2")

Living Room

5.1m x 3.65m (16'8" x 12'0")

Dining Kitchen

5.69m x 4.7m (18'8" x 15'5")

Maximum measurements

Ground Floor Bedroom

3.57m x 3.32m (11'8" x 10'11")

Ground Floor Bedroom/Study

2.78m x 2.36m (9'1" x 7'8")

First Floor Landing

3.72m x 1.18m (12'2" x 3'11")

Bedroom

4.51m x 3.62m (14'10" x 11'11")

Bedroom

3.84m x 3.01m (12'7" x 9'11")

Measurements from wall to wardrobes.

Bathroom

3.69m x 2.02m (12'1" x 6'7")

Garden Room

5.38m x 2.91m (17'8" x 9'6")

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 Type

Standard- 6 Mbps (download speed), 0.7 Mbps (upload speed), Ultrafast - 1000 Mbps (download speed), 100 Mbps (upload speed).

Council Tax Information

The Council Tax Band for this property is C. This information was obtained in December 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

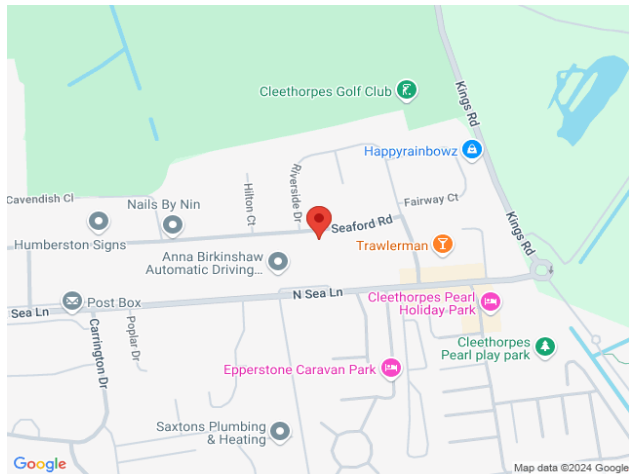
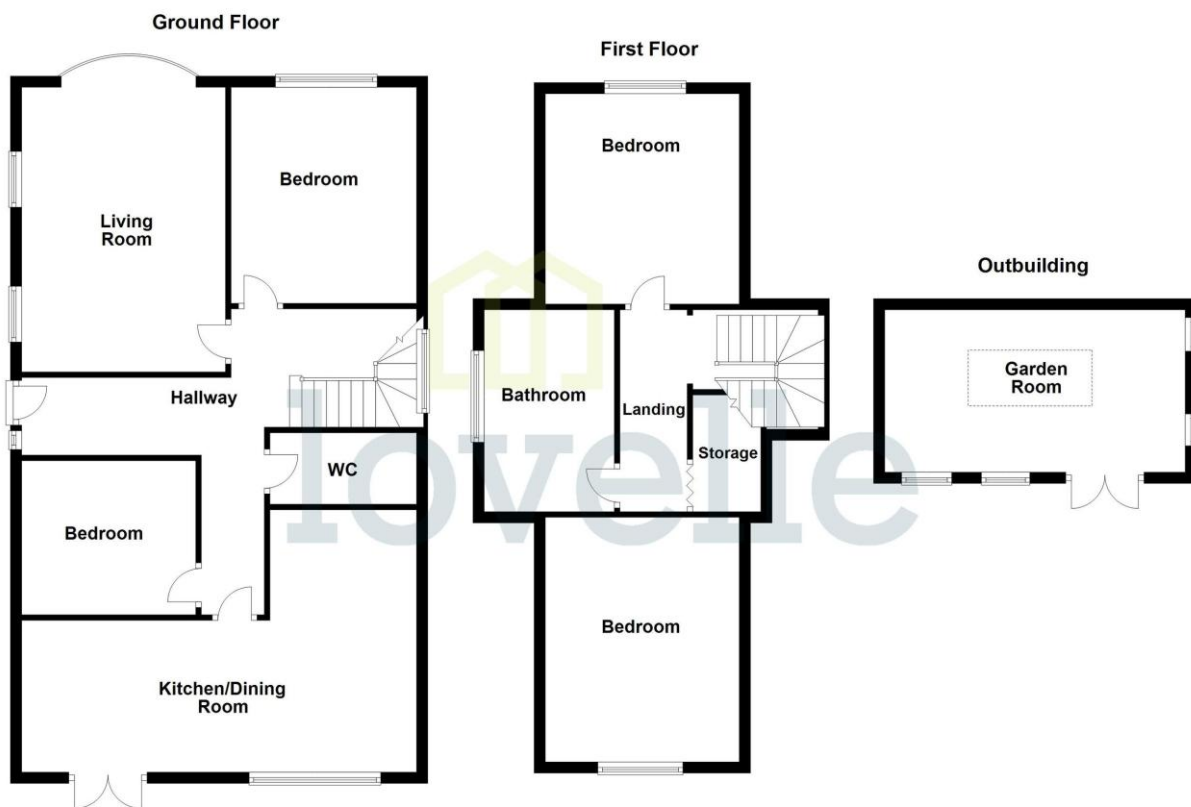
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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lovelle

01472 812250

humberston@lovelle.co.uk

