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Cheltenham Way, Cleethorpes



When it comes to
property it must be


lovelle



£259,950



A charming detached family home on Cheltenham Way, set within the sought-after Country Park area of Cleethorpes. Offering spacious accommodation, a south-facing landscaped garden, and excellent access to amenities and schools.

Key Features

- Desirable corner plot on Cheltenham Way within the Country Park area
- Spacious lounge with feature fireplace and dual-aspect garden views
- Separate dining room with sliding doors to the south-facing rear garden
- Fitted kitchen with integrated appliances and a recently installed washer-dryer.
- Three well-sized bedrooms, including a principal bedroom with fitted wardrobes and en-suite
- Family bathroom and additional ground floor cloakroom
- Landscaped south-facing garden with patio, lawn, fruit trees, and water feature
- Integral garage and block-paved driveway offering ample parking.
- EPC rating D & Tenure: Freehold





Situated in the catchment area for highly regarded schools, including Cloverfields and Cleethorpes Academy, and just a short drive from the seafront, this home presents a fantastic opportunity in a sought-after location. Positioned on Cheltenham Way within the desirable Country Park area, this well-maintained detached home, built by Carr and Carr in 1999, occupies a prime corner position on Goodwood Lane. Offering a convenient lifestyle, it's just a short walk to the Country Park, Cleethorpes seafront, and local amenities.

The ground floor comprises a welcoming entrance porch leading into a spacious lounge with a feature fireplace and dual-aspect views over the garden. The adjoining dining room also enjoys garden views and provides access to the rear through sliding patio doors, making it ideal for family gatherings or entertaining. The kitchen is fitted with a range of appliances, including an oven, microwave, hob, fridge, freezer, and a recently installed washer-dryer. A central hallway provides access to a cloakroom and stairs to the first floor.

Upstairs, the landing features a pull-down ladder to a part-boarded loft, ideal for additional storage. The three bedrooms are well-proportioned, including a principal bedroom with fitted wardrobes and an en-suite shower room. A family bathroom completes the accommodation.

Outside, the property is set on a generous enclosed plot with a block-paved driveway leading to an integral garage. The south-facing rear garden is a standout feature, landscaped with a patio, shaped lawn, fruit trees, and a charming cascading water feature with lighting, perfect for relaxing or entertaining in the evenings.

Viewing is highly recommended to appreciate its full potential.

Entrance Hall

Lounge

5.33m x 3.23m (17'6" x 10'7")

Dining Room

2.87m x 2.44m (9'5" x 8'0")

Kitchen

3.23m x 2.44m (10'7" x 8'0")

Cloakroom

Landing

Bedroom

3.73m x 3.43m (12'2" x 11'4")

En-Suite Shower Room

2.01m x 1.75m (6'7" x 5'8")

Bedroom

3.48m x 3.23m (11'5" x 10'7")

Bedroom

2.77m x 2.95m (9'1" x 9'8")

Bathroom

2.44m x 1.78m (8'0" x 5'10")

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 Type

Standard - 12 Mbps (download speed) 1 Mbps (upload speed) Superfast 67 Mbps (download speed) 17 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 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

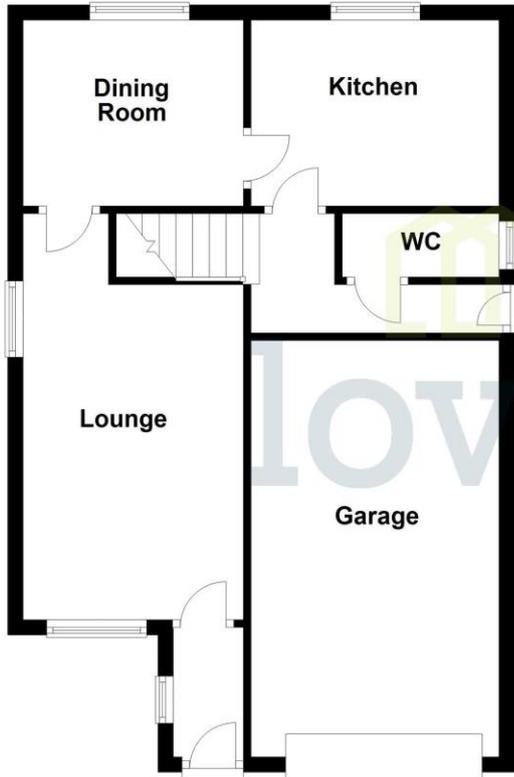
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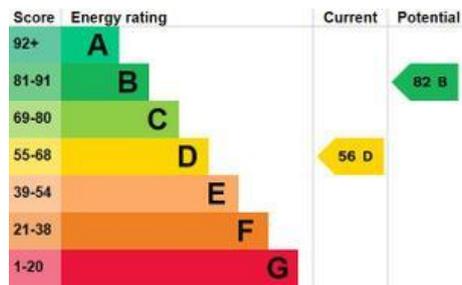
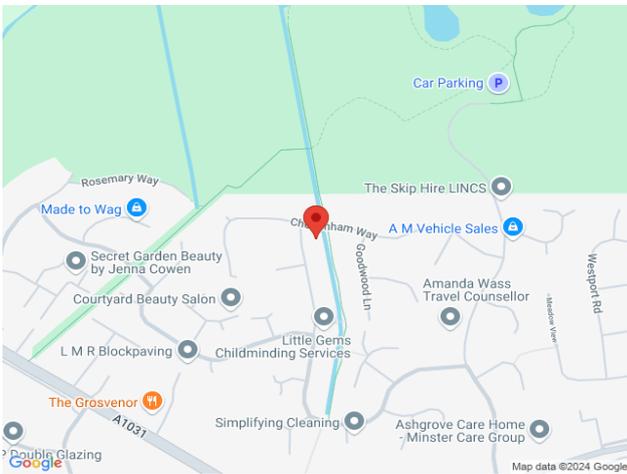
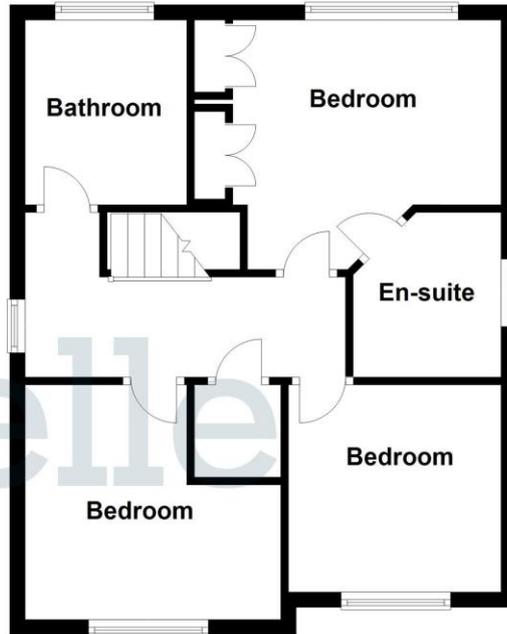
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Ground Floor



First Floor



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it must be



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