

Buy. Sell. Rent. Let.



Mill Road, Cleethorpes



When it comes to  
property it must be

  
**lovelle**



£465,000



Welcome to Mill Road, Cleethorpes, where you'll discover an exquisite, detached family home nestled in the heart of Cleethorpes.

### Key Features

- Detached Family Home
- Central Cleethorpes Location
- Substantial Rear Garden
- Ample Off Road Parking & Garage
- Three Reception Rooms
- Enhanced Modern Kitchen
- Four Double Bedrooms
- Family Bathroom & En-Suite
- EPC rating TBC
- Tenure: Freehold







Welcome to Mill Road, Cleethorpes, where you'll discover an exquisite, detached family home nestled in the heart of Cleethorpes. This splendid residence offers the perfect blend of convenience, style, and space, with the charm of St. Peters Avenue, Seaview Street, and Cleethorpes Beach just a short stroll away.

Situated on an impressive plot, this property boasts off-road parking for up to five vehicles, a detached garage, and an extensive southerly rear garden that will captivate your senses. With the added comforts of gas central heating and uPVC double glazing, this home is as practical as it is elegant.

Upon entering the ground floor, you'll find an inviting entrance hall, a convenient WC with a low flush WC and washbasin, a cosy lounge with a bay window, a relaxing sitting room with patio doors that open to a composite decking area, a spacious dining room, and a quality fitted kitchen. The kitchen was thoughtfully enhanced in 2019, featuring a range of wall and base cabinets, complete with corner pull-out shelves for easy access. "Neff" appliances, including an oven, induction hob, and extractor canopy, grace the kitchen, alongside integrated appliances such as a fridge, freezer, and dishwasher. A utility room, equipped with plumbing for a washing machine and space for a tumble dryer, adds to the convenience of daily life.

Venturing to the first floor, a galleried landing provides access to the bedrooms and a modern family bathroom. The master bedroom, situated at the front of the property, enjoys the luxury of an en-suite shower room. There are three additional double bedrooms, each offering comfort and space for your family's needs.

The rear garden is a true gem of this property, meticulously maintained and generously sized. A composite decked area, immediately adjacent to the property, offers ample space for al-fresco dining and entertaining. Beyond lies a lush lawn area bordered by an array of vibrant plants, flowers, and bushes. Adding to the charm, you'll find a garden room with both light and power, as well as a smaller summerhouse, perfect for the younger generation's playtime. In every way, this garden is a sanctuary of natural beauty and relaxation.

In summary, Mill Road presents an exceptional family home with a garden that will steal your heart. This residence effortlessly combines modern living with natural splendour, making it a true delight for those seeking comfort, convenience, and an oasis of outdoor bliss.

### Cloakroom

1.56m x 1.15m (5.1ft x 3.8ft)

### Living Room

5.68m x 3.73m (18.6ft x 12.2ft)

### Sitting Room

3.04m x 2.78m (10ft x 9.1ft)

### Dining Room

3.46m x 2.95m (11.4ft x 9.7ft)

### Kitchen

3.51m x 2.77m (11.5ft x 9.1ft)

### Utility Room

2.76m x 1.67m (9.1ft x 5.5ft)



## Galleried Landing

4.54m x 2.38m (14.9ft x 7.8ft)

## Master Bedroom

4.44m x 3.77m (14.6ft x 12.4ft)

## En-Suite Shower Room

1.57m x 1.44m (5.2ft x 4.7ft)

## Bedroom

3.54m x 2.97m (11.6ft x 9.7ft)

## Bedroom

3.23m x 2.94m (10.6ft x 9.6ft)

## Bedroom

2.97m x 2.77m (9.7ft x 9.1ft)

## Family Bathroom

2.38m x 1.78m (7.8ft x 5.8ft)

## Detached Garage

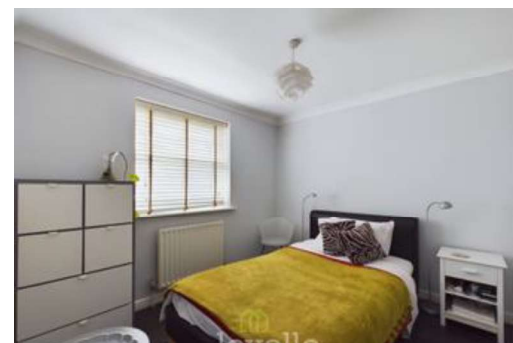
5.26m x 2.9m (17.3ft x 9.5ft)

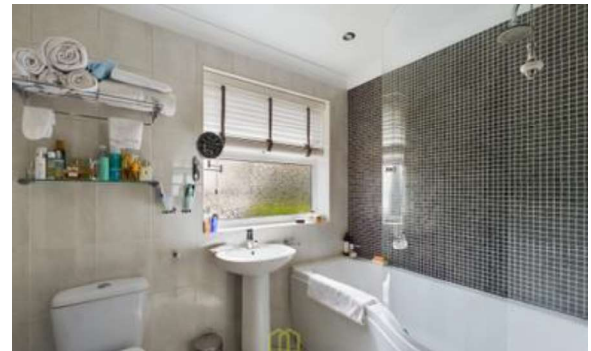
## Garden Room

4.33m x 3.31m (14.2ft x 10.9ft)

## Council Tax

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](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 & 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.

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## How to Make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

## 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:-

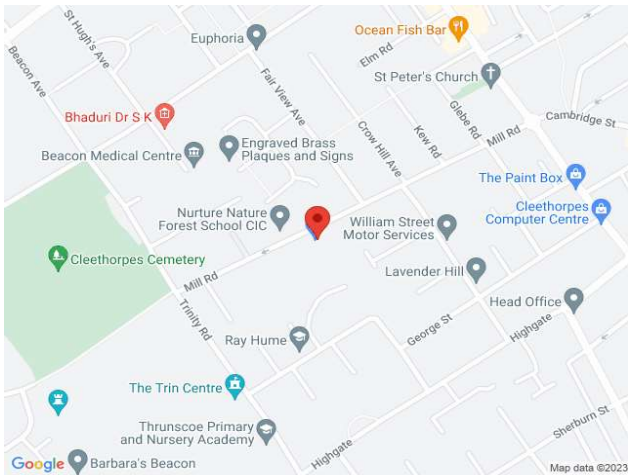
They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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.







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