



**90 Chichester Road, Cleethorpes, North East Lincolnshire, DN35 0JJ**  
**£265,000**



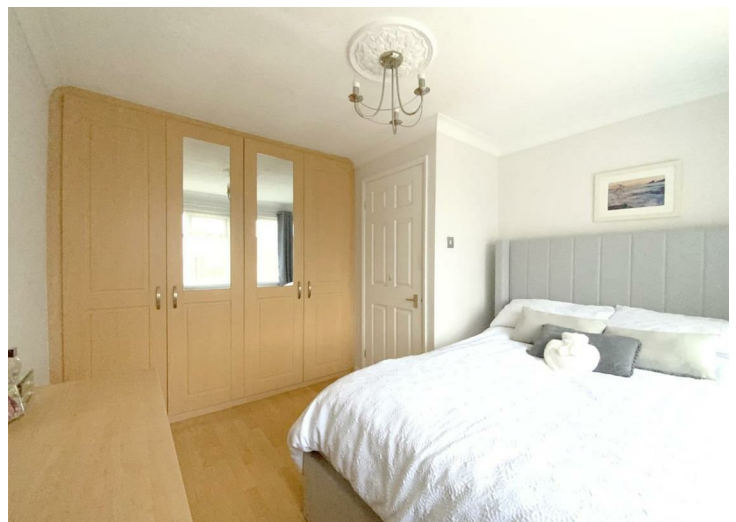
### Key Features:

- Four Bedroom Semi Detached Home
- Highly Popular Cleethorpes Location
- Spacious Lounge
- Separate Dining Room and Kitchen
- Bath/Shower Room
- Ample Driveway Parking
- Garden Room

A four bedroom semi detached home, located in this ever-popular residential area of Cleethorpes. Ideally suited for first time buyers or families, the property lies within short walking distance of the seafront, and close proximity to Signhills Academy.

Immaculately presented, the accommodation comprises an entrance porch, spacious lounge, a separate dining room and kitchen, while to the first floor are three bedrooms and a modern fitted bath/shower room. On the second floor, the converted loft provides a further bedroom, offering additional flexible space.

Set in well maintained gardens, the property benefits from ample driveway parking, and a detached garage which has been divided to offer a front store, and a garden room at the rear, ideal for practical use or entertaining.





### ENTRANCE PORCH

Front entrance to the property, with laminate flooring, and access into the lounge.

### LOUNGE

17'10" x 12'6" (5.44 x 3.83)

A spacious full width lounge to front aspect, with fireplace incorporating a modern electric fire. Staircase with understairs cupboard, and continued laminate flooring.

### DINING ROOM

10'4" x 9'0" (3.17 x 2.76)

With double doors opening onto the patio area, and wood effect LVT flooring.

### KITCHEN

10'3" x 8'4" (3.14 x 2.56)

Fitted with modern cream gloss units, contrasting work tops incorporating a resin sink, built-in oven, gas hob, integrated fridge and washing machine. Continued LVT flooring with underfloor heating. Rear aspect window, and access to the side of the property.

### FIRST FLOOR LANDING

With a side aspect window, and staircase to the second floor.

### BEDROOM 1

10'4" x 10'1" (3.15 x 3.09)

To front aspect, with fitted wardrobes.

### BEDROOM 2

11'1" x 9'4" (3.38 x 2.86)

To front aspect.

### BEDROOM 3

9'7" x 7'1" (2.93 x 2.17)

To rear aspect.

### BATHROOM

Fitted with a panelled bath, shower enclosure, and fitted storage incorporating a wash basin and WC.

### SECOND FLOOR LANDING

With a Velux window to front aspect, and access to eaves storage space (housing the GCH boiler).

### BEDROOM 4

11'11" x 10'2" (3.65 x 3.11)

With a Velux window to rear aspect.

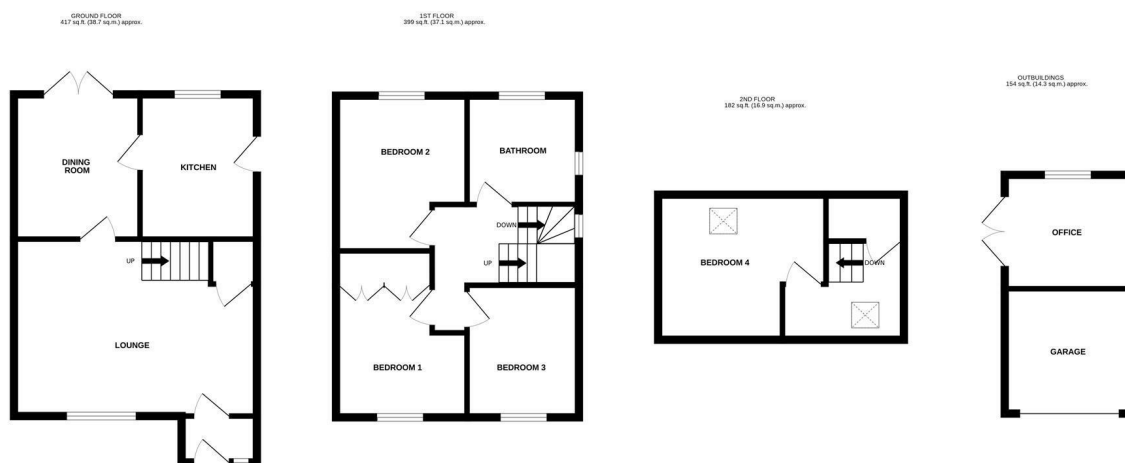
### TENURE

Freehold

### COUNCIL TAX BAND

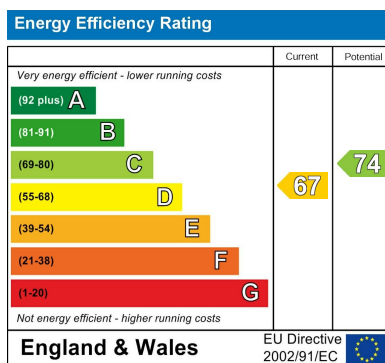
C





TOTAL FLOOR AREA: 1153 sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026



## Viewing

By appointment only.

## Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore