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Queens Parade, Cleethorpes



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property it must be

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£249,950



End terrace home moments from Cleethorpes beach with flowing living space, two log burners and a southerly garden.

#### Key Features

- Ever-popular Queens Parade location
- Short walk to Cleethorpes beach and amenities
- Two reception rooms with log burners
- Bright dining area overlooking the garden
- Galley-style kitchen with integrated appliances

- Three bedrooms and modern shower room
- Southerly-facing garden and block-pave driveway
- Block paved driveway
- EPC rating TBC
- Tenure: Freehold





Positioned on the ever-popular Queens Parade, just a very short stroll from Cleethorpes beach and all of the local amenities, this beautifully presented three-bedroom end terrace home offers fantastic space for modern family living in one of the town's most desirable coastal spots.

From the moment you step inside, the ground floor flows effortlessly. The living room to the front feels instantly cosy, centred around a feature log burner - the perfect space to relax on an evening. This opens through into a second reception/sitting room, also complete with its own log burner, giving flexibility whether you need a family room, play space or additional entertaining area.

To the rear, the home opens up into a bright dining area overlooking the garden, creating a lovely social hub with natural light pouring in from the southerly-facing aspect. The galley kitchen sits conveniently alongside, well laid out and practical for everyday life.

Upstairs, there are three well-proportioned bedrooms and a modern shower room.

Outside, the property enjoys a good-sized southerly-facing rear garden - ideal for making the most of sunnier days - along with a block-paved driveway providing off-road parking.

A superb coastal home in a location that speaks for itself.

## Porch

## Entrance Hall

## Living Room

3.6m x 3.61m (11'10" x 11'10")

## Reception Room

4.52m x 3.24m (14'10" x 10'7")

## Kitchen

4.03m x 2.16m (13'2" x 7'1")

## Dining Area

2.81m x 4.23m (9'2" x 13'11")

## Landing

## Bedroom

3.52m x 3.63m (11'6" x 11'11")

**Bedroom**  
3.79m x 3.22m (12'5" x 10'7")

**Bedroom**  
2.39m x 2.02m (7'10" x 6'7")

**Shower Room**  
2.36m x 1.59m (7'8" x 5'2")

## 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 - 12 Mbps (download speed), 1 Mbps (upload speed), Ultrafast - 1800 Mbps (download speed), 220 Mbps (upload speed).

## Agents Note

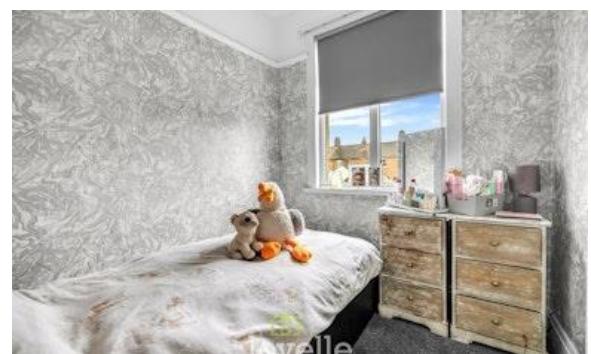
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### Ground Floor

Approx. 59.6 sq. metres (641.3 sq. feet)



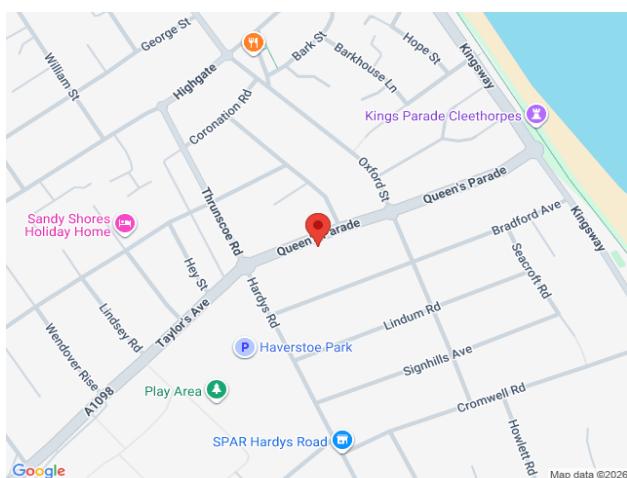
### First Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



Total area: approx. 99.0 sq. metres (1065.5 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.



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