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Dolphin Street, Cleethorpes



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When it comes to  
property it must be

  
lovelle



£130,000

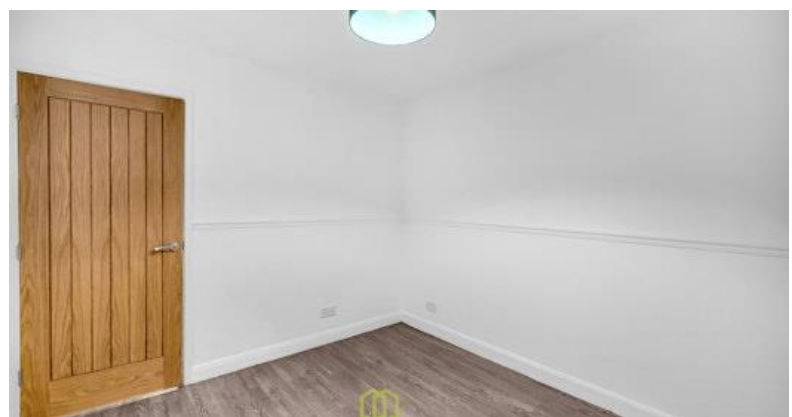
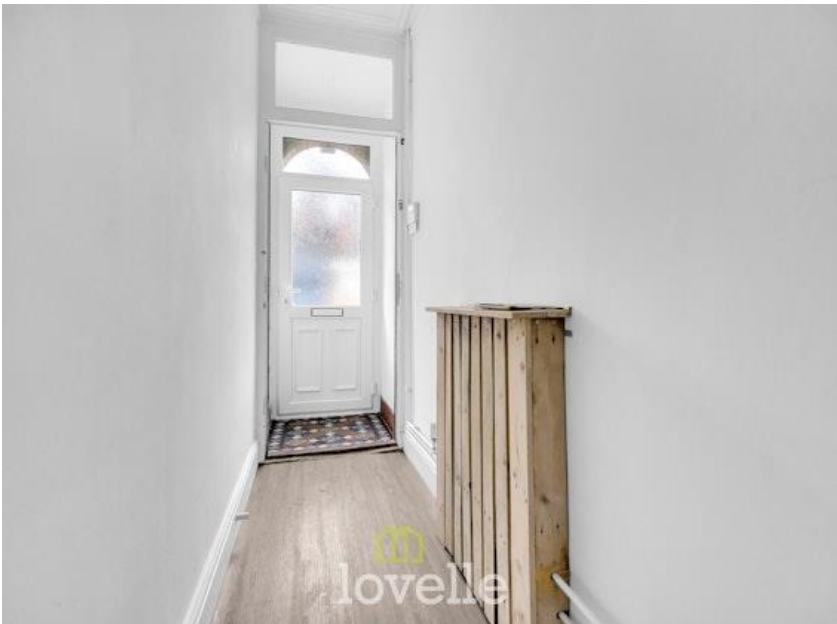
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Beautifully renovated Cleethorpes home offering spacious living, modern finishes and a sunny, low-maintenance garden.

#### Key Features

- Prime central Cleethorpes location just off Market Street
- Short walk to the seafront and town centre
- Beautifully renovated and fully move-in ready
- Spacious 101m<sup>2</sup> layout with flowing reception rooms
- Stylish shaker-style kitchen with integrated appliances
- Modern bathroom with bath and separate shower
- Gas central heating and UPVC double glazing throughout
- Sunny south-west, low-maintenance rear garden
- EPC rating D
- Tenure: Freehold







Ideally positioned just off Market Street, this beautifully presented home sits right at the heart of central Cleethorpes, giving you effortless access to all the local amenities, independent shops and cafes, and of course the famous seafront—all just a short stroll away. It's a fantastic spot for first-time buyers, families wanting convenience, or investors seeking a strong rental location, and with no forward chain, the move could be a smooth one.

The current owners have carried out a thoughtful renovation, creating a home that feels fresh, welcoming and ready to enjoy from day one. Offering around 101m<sup>2</sup> of surprisingly spacious accommodation, you're welcomed first into a bright and airy hallway, which sets the tone for the rest of the home. The living room flows seamlessly into the dining room, creating a lovely open space that feels perfect for both relaxing and entertaining. Beyond this, there is also a separate breakfast room—an ideal spot for casual dining or morning coffee—before leading through to the beautifully updated kitchen, fitted with classic shaker-style cabinetry and complete with a built-in oven, hob and extractor.

Upstairs, there are three comfortable bedrooms along with a modern bathroom finished with a clean white suite, including a bath, separate shower enclosure, wash hand basin and WC. The property offers gas central heating and UPVC double glazing throughout, adding to the comfort and efficiency.

The rear garden enjoys a south-west aspect, making it bright and sunny throughout the afternoon and evenings, while still being easy to maintain—ideal for those who prefer low-maintenance outdoor living. Beautifully finished, thoughtfully updated and perfectly placed to enjoy everything Cleethorpes has to offer, this move-in ready home presents a wonderful opportunity in a highly sought-after location.

## Entrance Hall

### Living Room

3.66m x 3.24m (12'0" x 10'7")

### Dining Room

3.73m x 3.35m (12'2" x 11'0")

### Breakfast Room

3.16m x 2.87m (10'5" x 9'5")

### Kitchen

2.97m x 2.87m (9'8" x 9'5")

## Landing

### Bedroom

3.63m x 4.33m (11'11" x 14'2")

## Bedroom

3.76m x 2.69m (12'4" x 8'10")

## Bedroom

3.31m x 2.87m (10'11" x 9'5")

## Bathroom

2.83m x 1.72m (9'4" x 5'7")

## 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- 18 Mbps (download speed), 1 Mbps (upload speed), Superfast - 80 Mbps (download speed), 20 Mbps (upload speed) Ultrafast - 1000 Mbps (download speed), 100 Mbps (upload speed).

## 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.

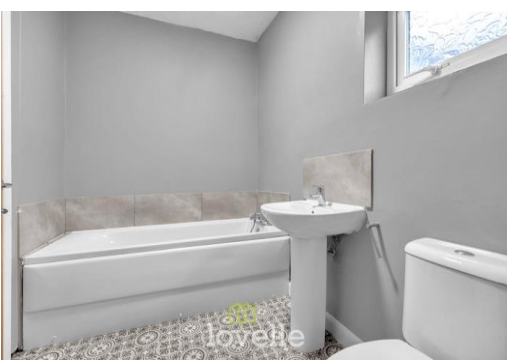
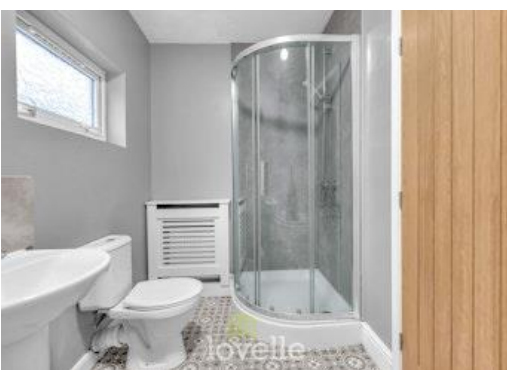
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





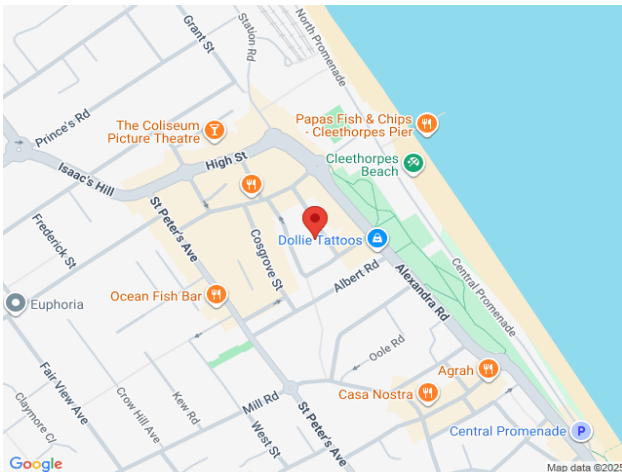






Total area: approx. 99.7 sq. metres (1072.6 sq. feet)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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