ARGYLE
ESTATE AGENTS

31 Lestrange Street, Cleethorpes, North East Lincolnshire, DN35 7HF
£110,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Two Bedroom Mid Terrace Home
- Popular Cleethorpes Location
- Spacious Open Plan Living/Dining Room
- Log Burning Stove
- Modern Fitted Kitchen
- Two Double Bedrooms
- Generously Sized Family Bathroom

Set within a popular area of Cleethorpes, this well presented two bedroom mid terrace home offers comfortable, well proportioned accommodation, with a spacious open plan living and dining room forming the heart of the home.
Ideally positioned on Lestrange Street, the property is conveniently situated close to a wide range of local amenities and just a short walk from Cleethorpes seafront and town centre. The location makes this an ideal home for first time buyers, investors, or those looking to downsize.
The spacious open plan living and dining room extends from a bay window through to the rear dining area, creating a versatile space for both everyday living and entertaining, complete with a log burning stove providing a welcoming focal point.
The modern kitchen is fitted with a range of shaker style units, an induction hob, built-in oven and combi microwave, together with a breakfast bar creating a useful area for casual dining.
To the first floor are two good sized double bedrooms, served by a generously sized family bathroom fitted with a vanity unit, WC, panelled bath with shower over, and a useful fitted storage cupboard.
The property features modern decor, wall panelling, and laminate flooring fitted throughout much of the home, creating a practical and easy-to-maintain finish.
Outside, the enclosed rear garden provides a pleasant outdoor space with gated access.

LIVING ROOM
24'5" x 9'9" (7.45 x 2.98)

KITCHEN
17'0" x 7'10" (5.20 x 2.41)

FIRST FLOOR

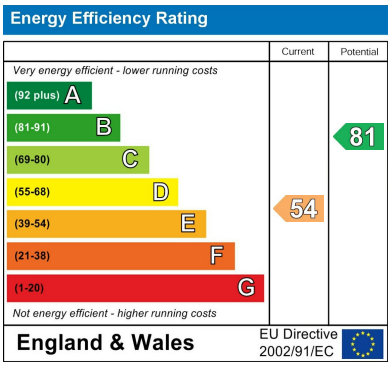
BEDROOM 1
13'1" x 10'11" (4.01 x 3.34)

BEDROOM 2
13'1" x 7'6" (4.00 x 2.31)

BATHROOM
11'9" x 7'8" (3.60 x 2.35)

TENURE
FREEHOLD

COUNCIL TAX BAND
A



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 confirrmed 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

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