

Buy. Sell. Rent. Let.



Saunby Grove , Cleethorpes



3



2



1

When it comes to  
property it must be

  
lovelle



£169,950

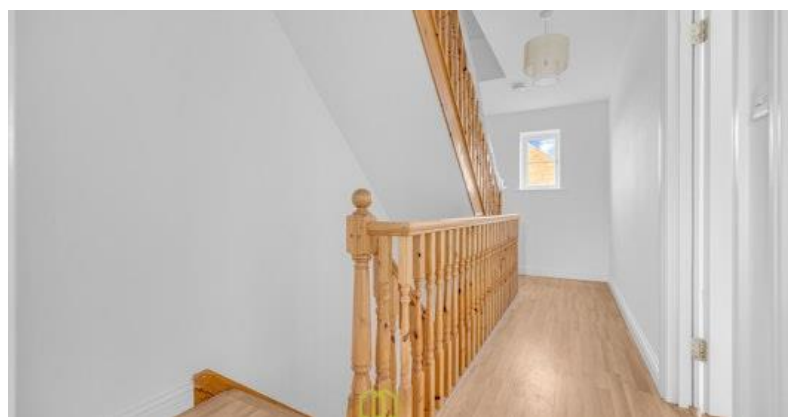


Well-presented three-bedroom end-link home in Cleethorpes, no chain, allocated parking, close to seafront.

#### Key Features

- Three-bedroom end-link home
- Arranged over three floors
- No onward chain
- Lounge/diner with French doors
- Main bedroom with en-suite
- uPVC double glazing & electric heating
- One allocated parking space
- Popular Cleethorpes location close to seafront
- EPC rating D & Tenure: Freehold







Located within the popular seaside town of Cleethorpes, this well-presented three-bedroom end-link home is offered for sale with no onward chain, making it a great option for first-time buyers or those looking for a straightforward buy-to-let investment.

The accommodation is arranged over three floors and offers practical, well-balanced living space. On the ground floor, there is a welcoming entrance hall leading through to a spacious lounge/diner, a lovely everyday living space with French doors opening out to the rear. The kitchen/breakfast room sits to the front of the property and provides plenty of storage and worktop space, while a useful ground floor WC completes this level.

The first floor offers two good-sized bedrooms along with the family bathroom and additional storage. The top floor is dedicated to the main bedroom, which benefits from its own en-suite shower room and built-in storage, creating a private space away from the rest of the house.

Further benefits include uPVC double glazing, electric heating and one allocated parking space.

Well positioned for local schools, everyday amenities and regular bus routes, the property is also within easy reach of the seafront – ideal for anyone wanting coastal living without compromising on convenience.

An internal viewing is recommended to fully appreciate the space and location on offer.

### Entrance Hall

3.94m x 2.25m (12'11" x 7'5")

### Lounge/Diner

3.56m x 4.92m (11'8" x 16'1")

### Kitchen/Breakfast Room

3.94m x 2.57m (12'11" x 8'5")

### Landing

### Bedroom Two

3.9m x 2.86m (12'10" x 9'5")

### Bedroom Three

3.6m x 2.57m (11'10" x 8'5")

### Family Bathroom

2.57m x 2.25m (8'5" x 7'5")

### Landing

## Master Bedroom

5.32m x 3.89m (17'6" x 12'10")

## En-Suite Shower Room

2.27m x 0.96m (7'5" x 3'1")

## 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 - 1800 Mbps (download speed), 220 Mbps (upload speed)

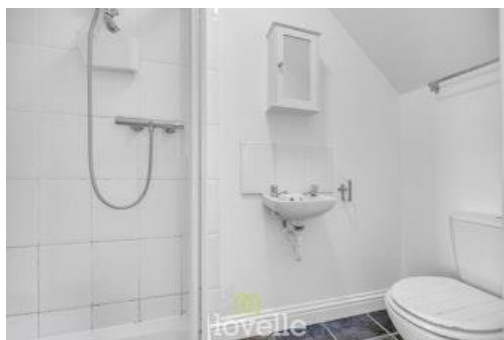
## Agents Note

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.

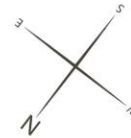
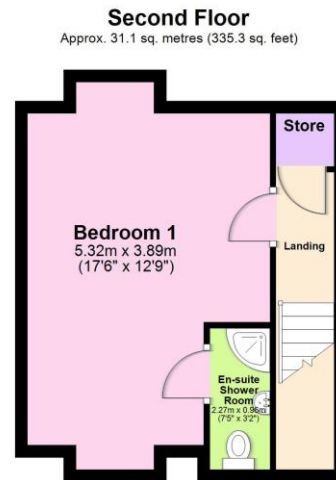
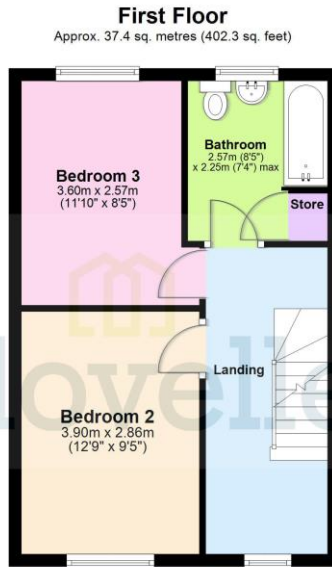
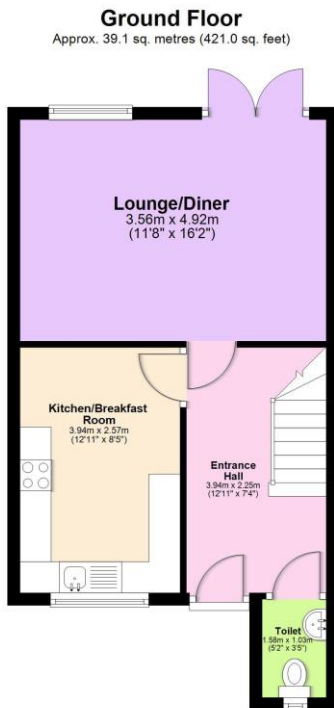
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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



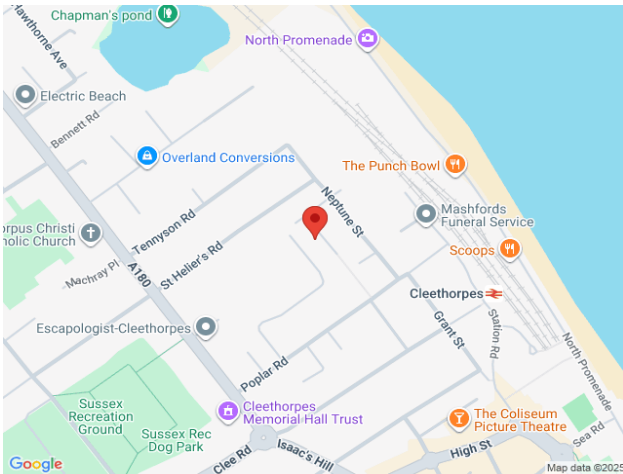






Total area: approx. 107.6 sq. metres (1158.6 sq. feet)

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 relevant details.  
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

When it comes to **property**  
it must be

**lovelle**

01472 812250

humberston@lovelle.co.uk

