



CHOICE PROPERTIES

Estate Agents

173 Clee Road,
Cleethorpes, DN35 9HX

Price £259,950



Choice Properties are delighted to offer for sale this beautifully renovated period home in the popular coastal town of Cleethorpes, where original character has been thoughtfully preserved alongside an extensive programme of modern improvements. Retaining charming features including an original stained-glass entrance door, herringbone flooring, decorative coving and traditional fireplaces, the property has been comprehensively updated with a full rewire, new plumbing, gas central heating, a stylish modern kitchen and a newly fitted four-piece family bathroom. Offering three bedrooms, versatile reception space, a convenient ground-floor cloakroom, generous driveway parking, a detached garage and an enclosed rear garden with decking.

Combining original character with extensive modern improvements, this beautifully presented home benefits from gas central heating, a full rewire and new plumbing throughout. The accommodation comprises:-

Porch

The open entrance porch features a refurbished archway, an original stained-glass front door and traditional original floor tiles. Retaining plenty of character, this welcoming entrance provides an appealing introduction to the property.

Entrance Hallway

The entrance hallway showcases original herringbone flooring, complemented by crisp white walls and an abundance of natural light filtering through the stained-glass front door. A useful under-stairs storage cupboard and two wall sockets add everyday practicality while preserving the hallway's characterful appeal.

Reception Room

16'1" x 12'7"

A spacious and light-filled reception room, featuring an impressive front-facing bay window that enhances the sense of space. The functional fireplace, complete with a marble-effect tiled surround, offers excellent potential for a log burner, while fresh white walls and new grey carpeting create a clean, neutral finish. Double-glazed doors lead through to the dining area, providing a natural flow between the two reception spaces, with ample wall sockets adding everyday convenience.

Kitchen

32'3" x 8'6" (inc hallway)

A beautifully presented, light-filled open-plan kitchen, finished with marble-effect tiled flooring, crisp white walls and LED spotlights. Two windows and an additional Velux roof window flood the space with natural light, while thoughtfully designed wall and floor cabinets provide ample storage alongside generous worktop space. White tiled splashbacks extend around the worktops, complemented by a white 1.5-bowl sink. Integrated Lamona appliances include a fridge freezer, hob, oven, dishwasher and extractor fan, with further practical features including plumbing and connections for a washing machine and tumble dryer, illuminated wall shelving and multiple conveniently positioned worktop-level sockets.

Dining Room

13'11" x 10'7"

Open-plan to the kitchen, the dining area continues the same tasteful décor and bright, airy feel, creating a versatile space ideal for both everyday living and entertaining. A breakfast bar comfortably accommodates two, while double-glazed uPVC doors open onto the rear decking area, allowing natural light to flow throughout. A functional open fireplace, vertical radiator and multiple power sockets add practicality, while double doors connect to the reception room, offering the flexibility to enjoy an open, sociable layout or separate the spaces while maintaining a sense of connection.

Cloakroom

2'10" x 3'9"

Continuing the tasteful finish found throughout the kitchen and dining area, the cloakroom features marble-effect tiled flooring and crisp white walls. The suite comprises a W.C. and hand wash basin set within a white fitted unit, complete with a useful storage cupboard. A window provides natural light, complementing the room's clean and well-presented finish.

Landing

8'3" x 4'6"

The landing features crisp white walls, a white banister and new grey carpeting, continuing the fresh, neutral décor found throughout the property. A frosted window allows natural light to filter through while maintaining privacy, with access provided to all three bedrooms and the family bathroom.

Family Bathroom

7'6" x 7'2"

The newly fitted bathroom boasts a four-piece suite comprising a freestanding bath, walk-in shower with wall-mounted and handheld showerheads, W.C. and hand wash basin. Marble-effect flooring, half-panelled walls and mermaid panelling create a coordinated finish, complemented by frosted dual-aspect windows, a heated towel rail and radiator. Loft access is also provided from the bathroom, with lighting and partial boarding.

Bedroom 1

13'2" x 11'3"

An impressively spacious double bedroom positioned at the front of the property, retaining its original character through a charming, functional fireplace and a large six-pane window. Crisp white walls and new grey carpeting provide a fresh, neutral finish, while a radiator and multiple power sockets add everyday practicality.

Bedroom 2

12'0" x 11'6"

A spacious double bedroom positioned at the rear of the property, continuing the fresh, neutral décor of Bedroom One with white walls and new grey carpeting. The room retains its original character with a functional fireplace and large window, alongside a radiator and multiple power sockets.

Bedroom 3

8'1" x 7'10"

Situated at the front of the property, this versatile room features white walls, grey carpeting and a distinctive projecting bay window, allowing plenty of natural light. Ideal as a single bedroom, home office or study, the space offers flexibility to suit a variety of needs.

Garage

17'8" x 7'11"

A detached single garage featuring double doors and a window, providing useful storage space or potential for a workshop.

Gardens

The front garden features established bushes bordering either side, with an additional lawn area to the left, creating a pleasant approach to the property.

The rear garden is predominantly laid to lawn, which has recently been seeded, with a hedge to the left and fencing to the rear and right boundaries. A decking area directly outside the patio doors provides an ideal spot for outdoor dining and entertaining, with ample space for a table and chairs. The rear of the property benefits from newly fitted cladding, providing an attractive finish.

Driveway

A stone driveway to the front of the property provides ample off-road parking, with access continuing along the side of the house through to the detached garage and rear garden.

Additional Information

The property has undergone an extensive programme of refurbishment, with significant investment in essential services and cosmetic improvements to create a turnkey home ready for its next owners. Major works include a full electrical rewire and new plumbing throughout, offering modern convenience alongside the property's wealth of original character, including traditional fireplaces, herringbone flooring, decorative coving and stained-glass detailing. These period features are complemented by fresh neutral interiors, new carpeting and newly fitted exterior cladding to the rear. Externally, the generous stone driveway provides ample off-road parking, with access along the side of the property to the detached single garage. The enclosed rear garden has also been improved, featuring a recently seeded lawn and an illuminated decking area, ideal for evening entertaining, with high hedging and new fencing providing additional privacy. Combining the charm of a period home with substantial modern upgrades, this property offers the opportunity to enjoy character and contemporary comfort without the immediate burden of major renovation works.

Tenure

Freehold.

Council Tax Band

Local Authority - North East Lincolnshire Council
Municipal Offices,
Town Hall Sq,
Grimsby
DN31 1HU
Tel. No. 01472 313131
Website: <https://www.nelincs.gov.uk/>

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements

Viewing by Appointment through Choice Properties, Louth. Tel .

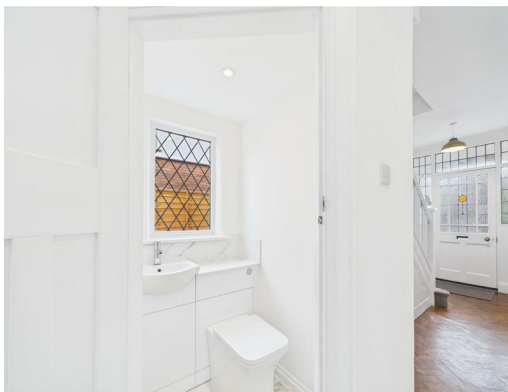
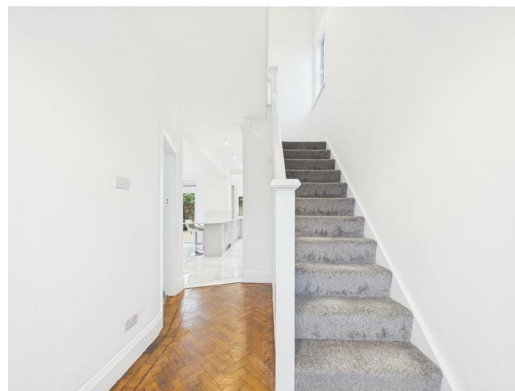
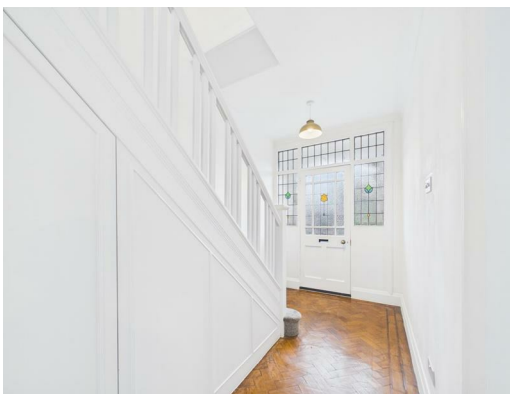
Opening Hours

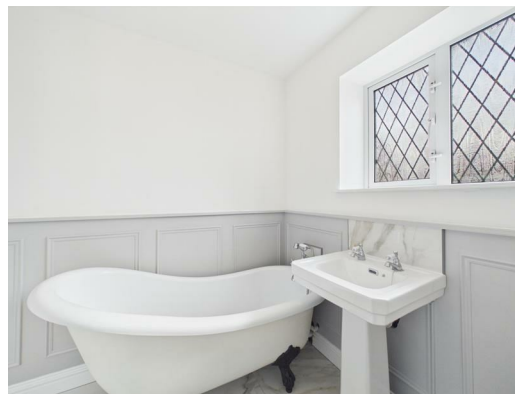
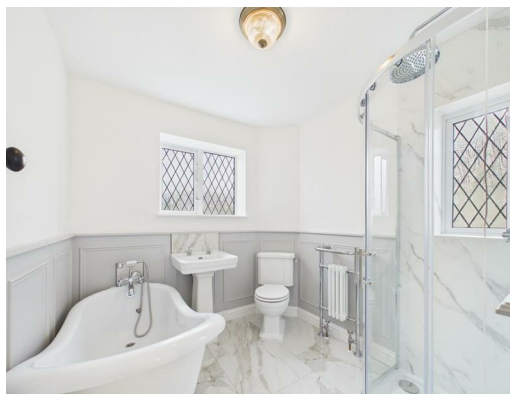
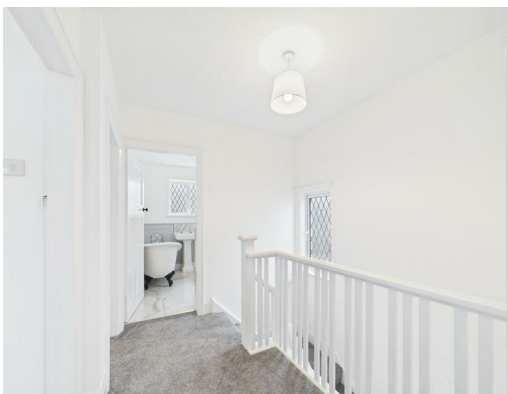
Monday to Friday 9:00am - 17:00pm
Saturday 9:00am - 15:00

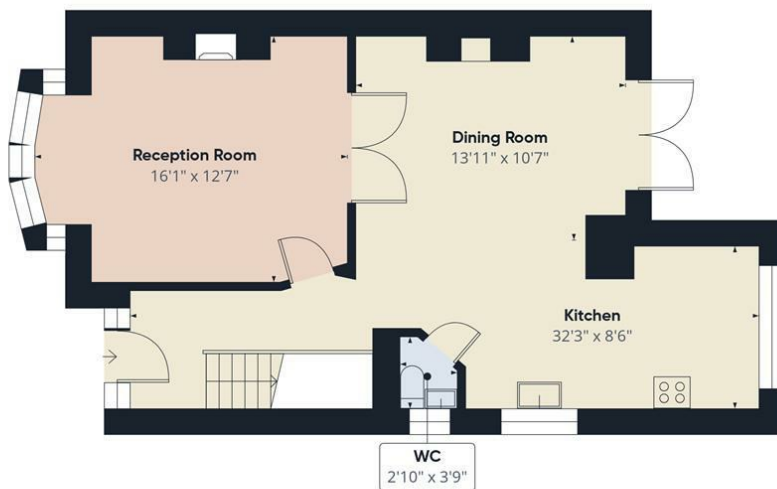
Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1163 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Please use the postcode DN35 9HX, this will take you to Clee Road. If you are driving on the right side of the road, the property will be on your left.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

