

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 75 LESTRANGE STREET, CLEETHORPES

**PURCHASE PRICE £185,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£185,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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## 75 LESTRANGE STREET, CLEETHORPES

Nestled on Lestrange Street in the charming coastal town of Cleethorpes, this well-presented semi-detached house offers a delightful blend of comfort and convenience. With three spacious bedrooms and two inviting reception rooms, this property is perfect for families or those seeking extra space.

Upon entering, you are welcomed by a bright entrance porch leading into a hallway that connects to a front room and a lounge with a dining area, ideal for entertaining guests or enjoying family meals. The fitted kitchen is functional and well-equipped, making meal preparation a pleasure.

The first floor boasts two generous double bedrooms, providing ample space for relaxation, alongside a well-appointed bathroom. A further double bedroom is located on the second floor, offering a private retreat for guests or older children.

Outside, the property features a good-sized, low-maintenance rear garden, perfect for enjoying the fresh air without the burden of extensive upkeep. Off-road parking for two vehicles adds to the convenience of this home, ensuring you have a secure place for your cars.

Situated close to local amenities, schools, and just a short stroll from the seafront, this property presents an ideal opportunity to create your dream home in a vibrant community. With double glazing and gas central heating throughout, comfort and efficiency are assured. This semi-detached house is ready for you to make it your own.

### **ENTRANCE PORCH**

Through a u.PVC double glazed front door into the porch with u.PVC double glazed windows to the front and sides, carpet to the floor and a u.PVC double glazed door to the hall.

### **HALL**

Through a u.PVC double glazed centralised door into the hall with stairs to the first floor accommodation, a central heating radiator, a u.PVC double glazed window, vinyl to the floor and a light to the ceiling.



### **FRONT ROOM**

10'5 x 14'7 into bay (3.18m x 4.45m into bay)

With a u.PVC double glazed walk-in bay window, a central heating radiator, double doors to the lounge. There is a light coving and a ceiling rose to the ceiling.

## 75 LESTRANGE STREET, CLEETHORPES

### **LOUNGE**

9'4 x 13'11 (2.84m x 4.24m)

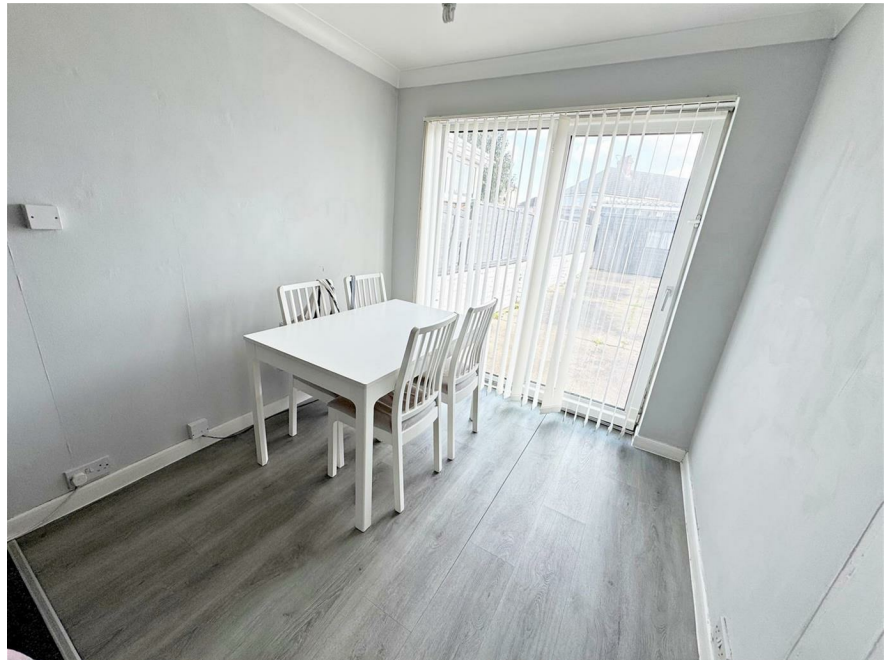
The lounge with a central heating radiator open up into the dining area. There is a light, coving and a ceiling rose to the ceiling.



### **DINING AREA**

7'10 x 8'1 (2.39m x 2.46m)

With u.PVC double glazed patio door, laminate to the floor, a light and coving to the ceiling.



## 75 LESTRANGE STREET, CLEETHORPES

### KITCHEN

14'1 x 6'2 (4.29m x 1.88m)

The kitchen with a range of Beech effect wall and base units, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. There is plumbing for a washing machine, space for an under counter fridge and a tumble dryer and there is a wall mounted central heating boiler. A housed electric double oven (about a 1 year old), an integrated gas hob with a stainless steel extractor fan above. Two u.PVC double glazed windows, a tiled floor and there is a light to the ceiling.



### KITCHEN



### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a u.PVC double glazed window and a light to the ceiling.

## 75 LESTRANGE STREET, CLEETHORPES

### **BATHROOM**

5'3 x 5'6 (1.60m x 1.68m)

The bathroom with a white suite comprising of a panelled bath with a chrome mixer shower tap, a sink set in a vanity unit with a chrome mixer tap and a closed couple WC. A u.PVC double glazed window, part tiled walls, a chrome ladder style radiator, vinyl to the floor and a light to the ceiling.



### **BEDROOM 1**

10'6 x 14'4 into bay (3.20m x 4.37m into bay)

This double bedroom is to the front of the property with a u.PVC double glazed walk-in bay window, two central heating radiators and there is a light to the ceiling.



## 75 LESTRANGE STREET, CLEETHORPES

### **BEDROOM 2**

11'0 x 16'3 max (3.35m x 4.95m max)

Another double bedroom to the rear of the property with two u.PVC double glazed windows, two central heating radiators and two lights to the ceiling.



### **BEDROOM 3**

15'8 max x 13'10 max (4.78m max x 4.22m max)

Up the stairs to the second floor where you will find the third double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



## 75 LESTRANGE STREET, CLEETHORPES

### OUTSIDE

The front garden has a walled boundary and is mainly laid to concrete for off road parking and there is a lawned area.

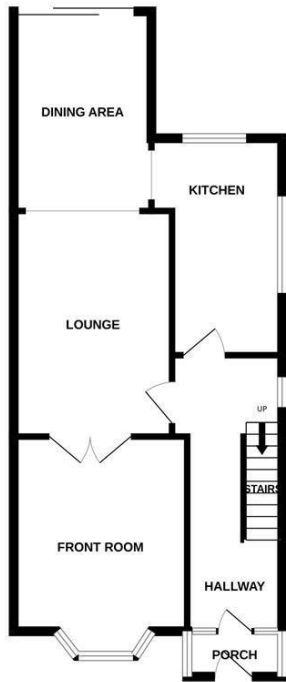
The rear garden has a walled and fenced boundary and is laid to concrete and pavers for ease of maintenance and there is a large timber shed.



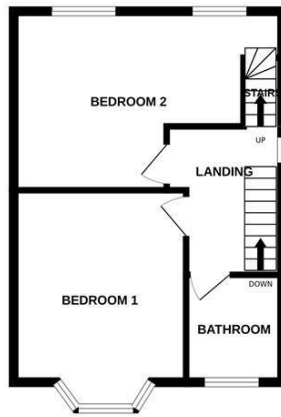
### OUTSIDE



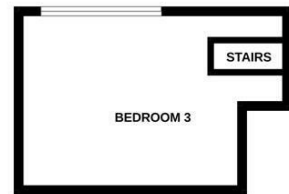
GROUND FLOOR



1ST FLOOR




2ND FLOOR




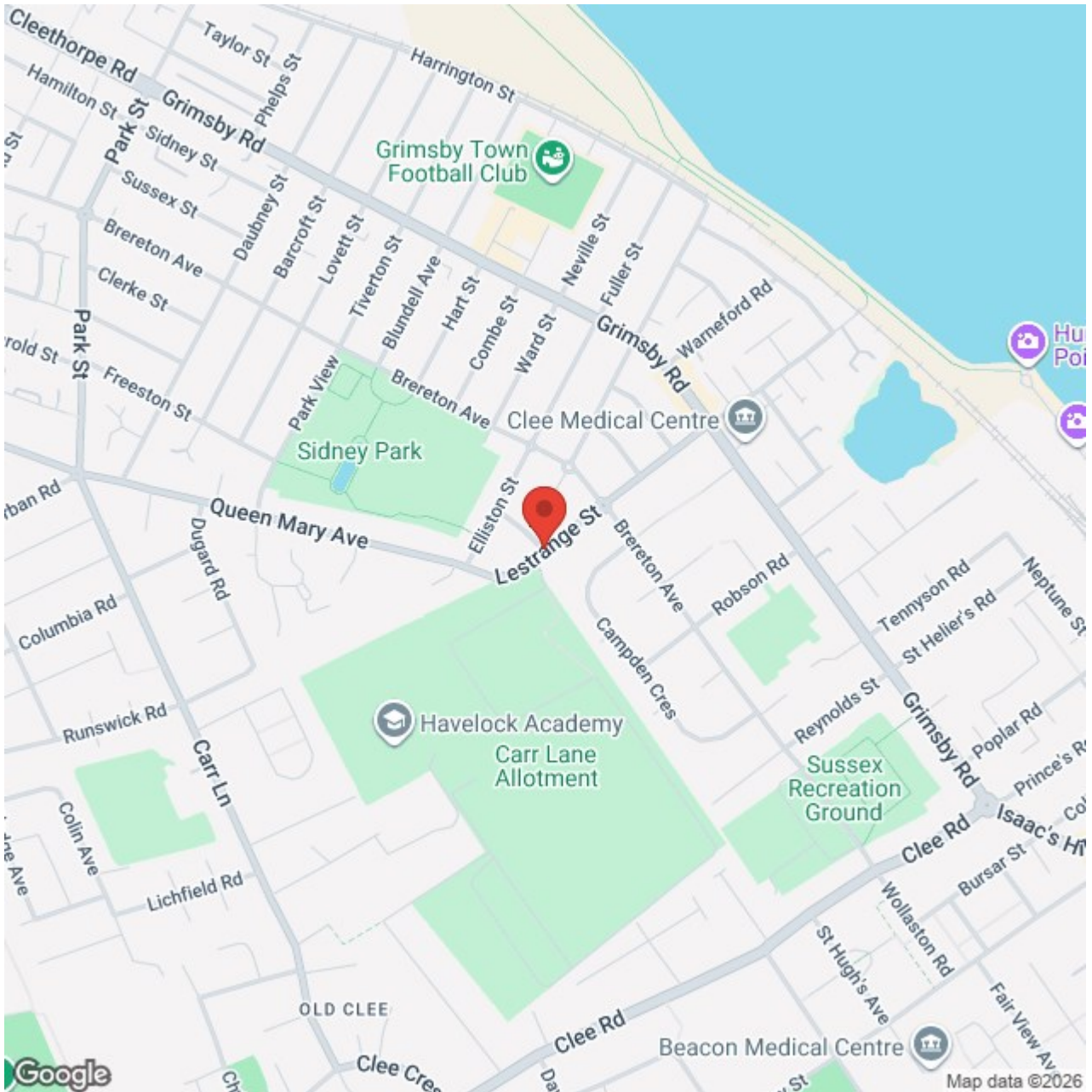
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland