

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

333 GRIMSBY ROAD, CLEETHORPES

PURCHASE PRICE £170,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£170,000

TENURE

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



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333 GRIMSBY ROAD, CLEETHORPES

Nestled on Grimsby Road in the charming seaside town of Cleethorpes, this spacious mid-terrace house presents an excellent opportunity for those seeking a comfortable family home. Offered for sale with no chain, this property is conveniently located within walking distance of the seafront, local amenities, and schools, making it an ideal choice for families and individuals alike.

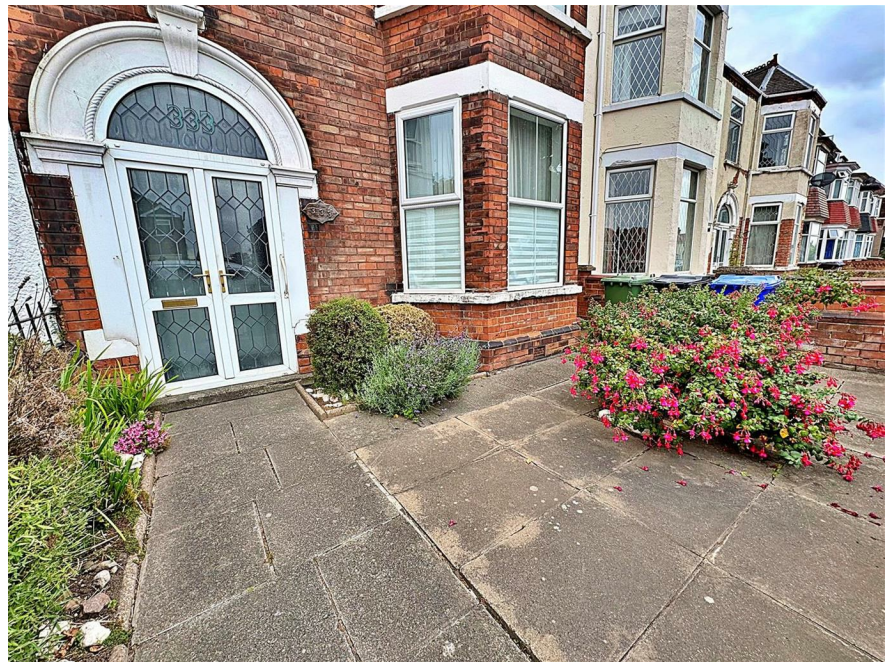
Upon entering, you are welcomed by an entrance porch that leads into a bright hall. The ground floor boasts two well-proportioned reception rooms, including a delightful lounge/diner that is perfect for entertaining guests or enjoying family meals. The kitchen/diner is both functional and spacious, complemented by a convenient utility room and a WC, ensuring practicality for everyday living.

As you ascend to the first floor, you will find three double bedrooms, each offering ample space and natural light. The modern bathroom is designed to provide a relaxing retreat after a long day.

This property is equipped with double glazing and gas central heating, ensuring comfort throughout the seasons. The front and rear gardens provide outdoor space for relaxation or play, while the remarkable double garage/workshop is a rare find in this location, offering additional storage or workspace.

This home is truly turnkey ready, allowing you to move in with ease and start enjoying all that Cleethorpes has to offer. With its blend of space, convenience, and unique features, this property is not to be missed.

FRONT



ENTRANCE PORCH

2'10 x 6'5 (0.86m x 1.96m)

Through u.PVC double glazed French doors into the porch with a tiled floor, a small cupboard and shelving.

HALL

Through a centralised hardwood and glazed door into the hall with stairs to the first floor accommodation. A central heating radiator, solid wood Junkers flooring, a light and coving to the ceiling.



DINING AREA

12'0 into bay x 14'2 (3.66m into bay x 4.32m)

The dining area is to the front of the property with a u.PVC double glazed walk-in bay window, a vertical central heating radiator, solid wood Junkers flooring, a light, coving and a ceiling rose to the ceiling.



DINING AREA



LOUNGE AREA

13'2 x 11'3 (4.01m x 3.43m)

The lounge area with a u.PVC double glazed window, continuing with the solid wood Junkers flooring, a central heating radiator, a light and coving to the ceiling.

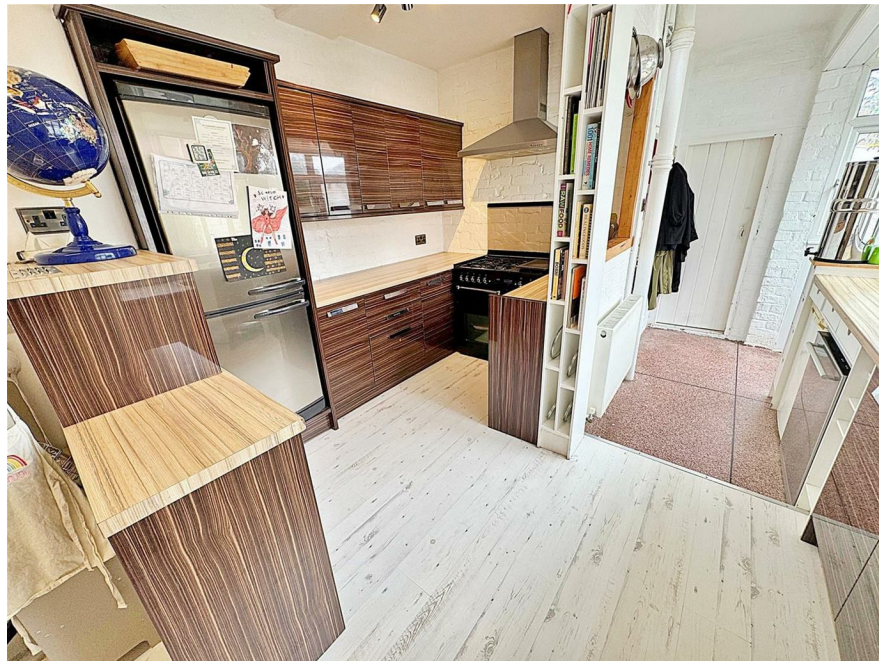


KITCHEN/DINER

23'11 max x 11'9 (7.29m max x 3.58m)

With a range of Walnut coloured wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. A free standing range cooker with a stainless steel extractor fan above, housing for a fridge/freezer and plumbing for a dishwasher. A u.PVC double glazed window and door, a central heating radiator, laminate to the floor and a light to the ceiling.

The dining area with a central heating radiator, built in bench, laminate to the floor and a light to the ceiling.



KITCHEN/DINER



KITCHEN/DINER



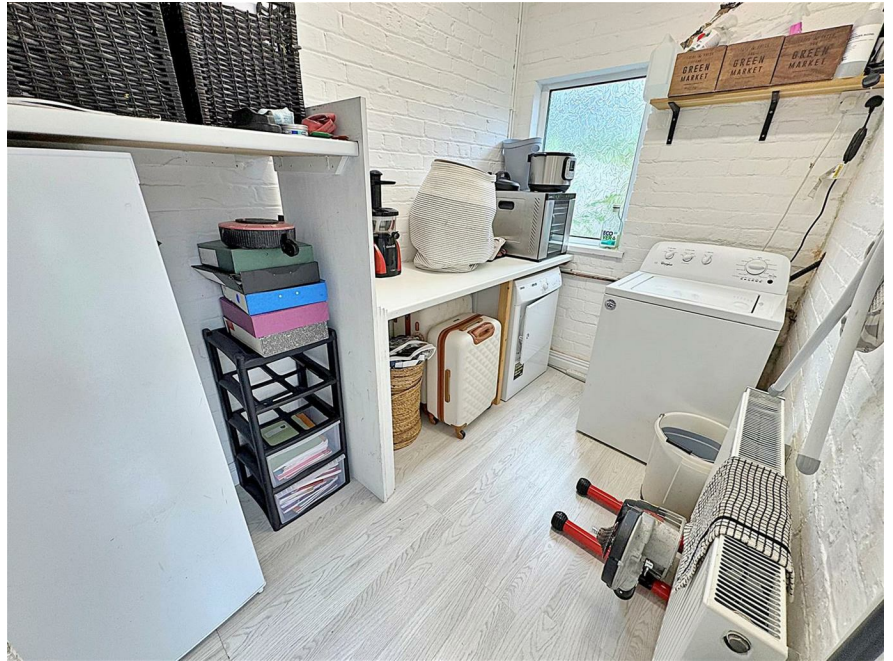
KITCHEN/DINER



UTILITY ROOM

9'10 x 6'0 (3.00m x 1.83m)

With a u.PVC double glazed window, a central heating radiator, plumbing for a washing machine, laminate to the floor and a light to the ceiling.



WC

4'9 x 2'9 (1.45m x 0.84m)

With a u.PVC double glazed window, a toilet, a tiled floor and a light to the ceiling.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a light and loft access to the ceiling.

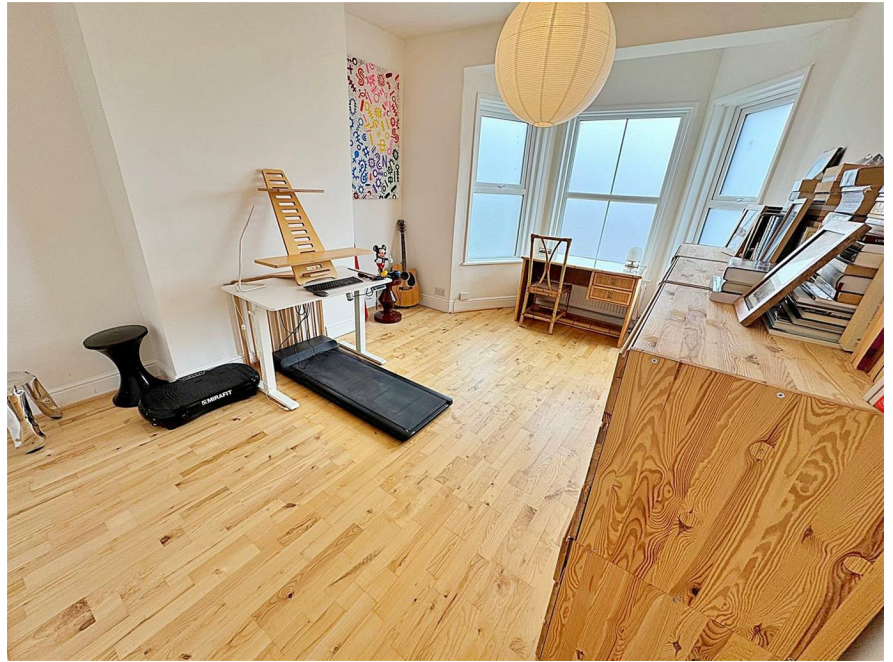
BEDROOM 1

15'5 into bay x 11'3 (4.70m into bay x 3.43m)

This double bedroom to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, solid wood Junkers flooring and a light to the ceiling.



BEDROOM 1



BEDROOM 2

13'2 x 11'4 (4.01m x 3.45m)

Another double bedroom to the rear of the property with a u.PVC double glazed window, a range of fitted wardrobes and cupboards. A central heating radiator solid wood Junkers flooring and a light to the ceiling.



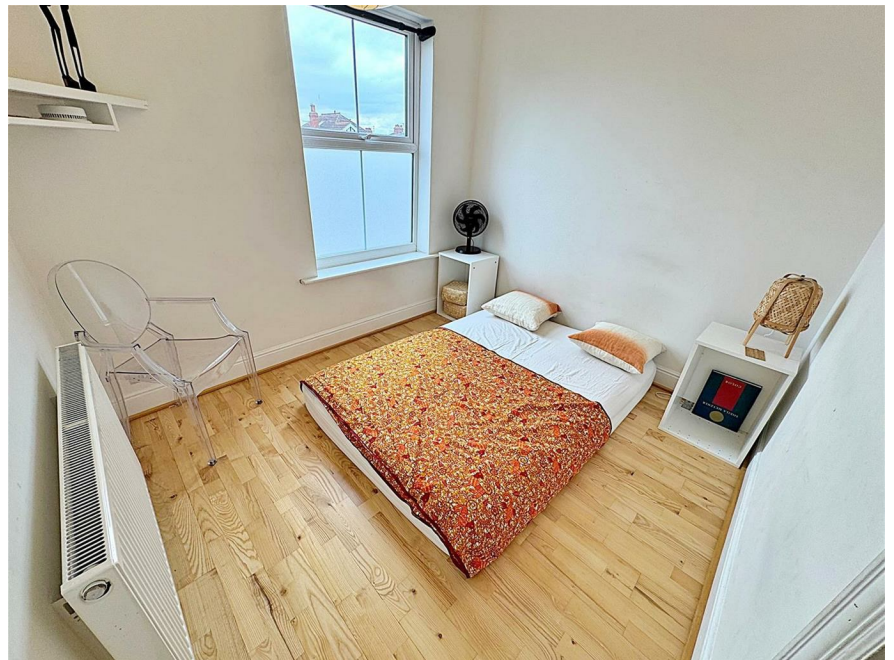
BEDROOM 2



BEDROOM 3

8'5 x 9'3 (2.57m x 2.82m)

The third double bedroom with a u.PVC double glazed window, a central heating radiator, solid wood Junkers flooring and a light to the ceiling.



BATHROOM

8'11 x 9'4 (2.72m x 2.84m)

The bathroom comprising of a white suite with a panelled bath, a Triton electric shower, a chrome mixer tap and a shower screen, a vanity sink with a chrome mixer tap and a toilet. A u.PVC double glazed window, a chrome ladder style radiator, fitted cupboards, a wooden floor and a light to the ceiling.



GARAGE

20'1 x 21'8 (6.12m x 6.60m)

This double garage with an up and over door to the front, double wooden doors and a single wooden door. There is light and power within. Access to the garage is via a rear alleyway.



GARAGE



OUTSIDE

The front garden has a walled boundary with a wrought iron gate and is laid to pavers for ease of maintenance with established borders. The rear garden has a fenced and walled boundary and is laid to lawn with established borders. A pathway leading to a patio area in front of the garage.

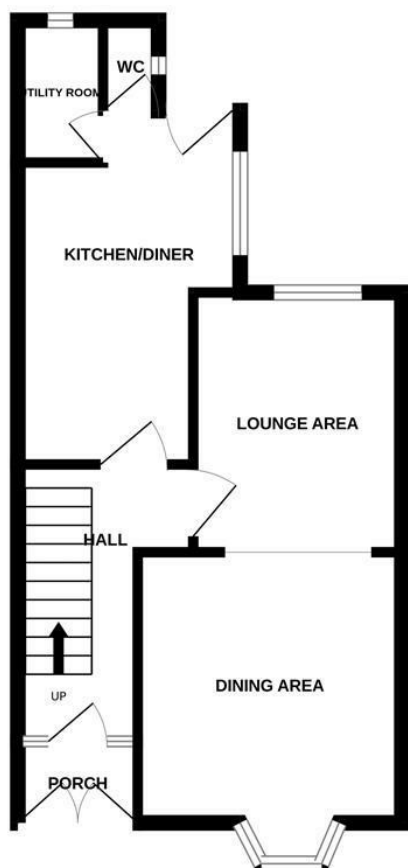


333 GRIMSBY ROAD, CLEETHORPES

OUTSIDE



GROUND FLOOR



1ST FLOOR



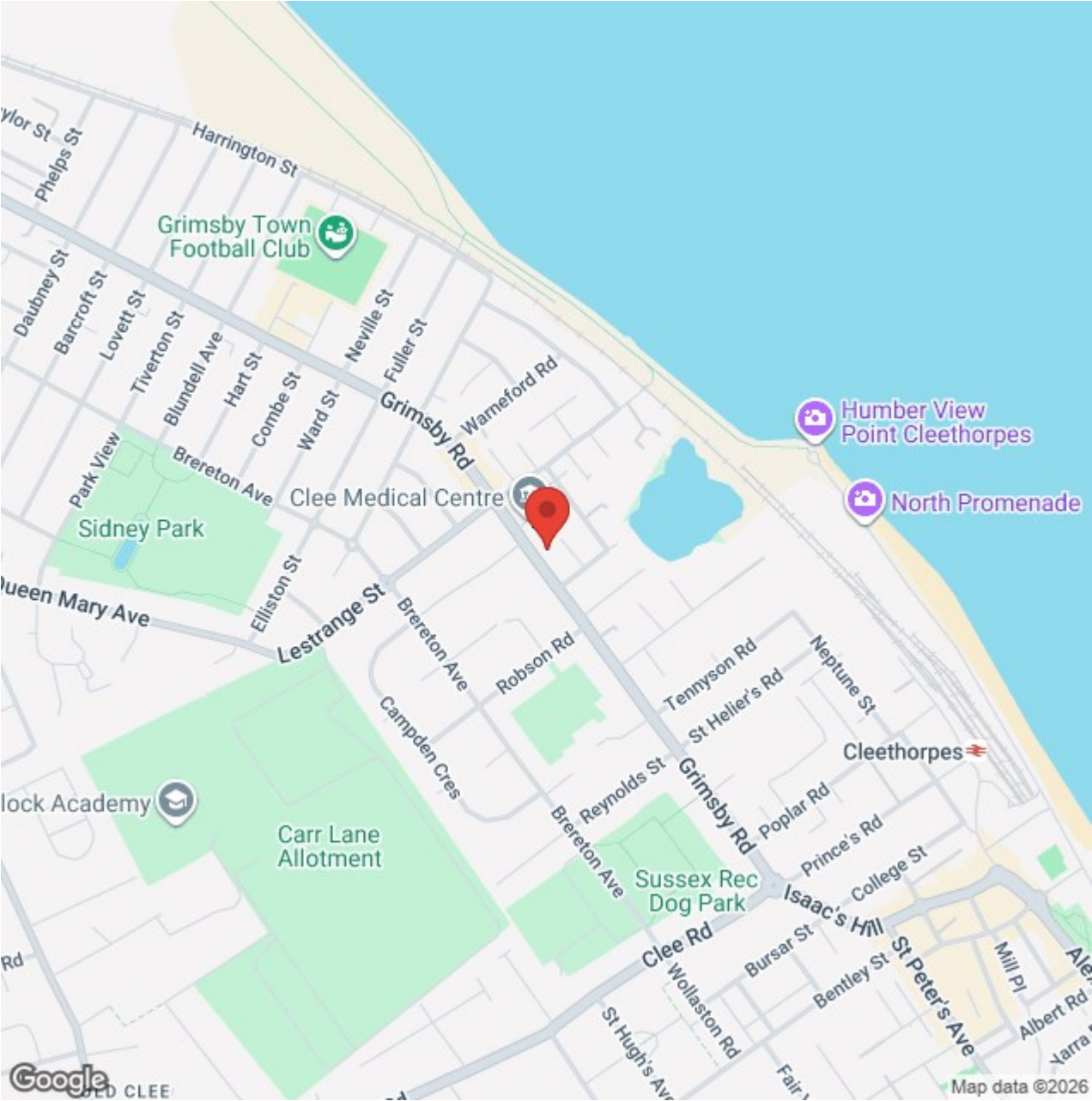
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



ADDITIONAL NOTES

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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.

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

They normally charge a fee of £495 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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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