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Pearson Road, Cleethorpes



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When it comes to
property it must be


lovelle



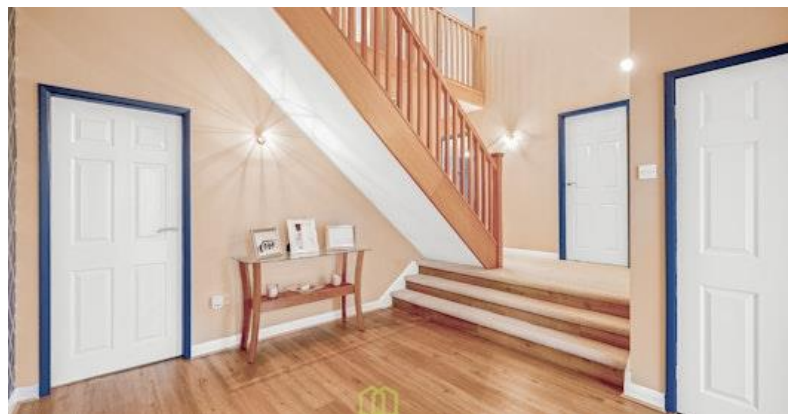
Offers in excess of £410,000

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True to the saying 'don't judge a book by its cover,' from the outside this might look like a bungalow - but in reality this is no bungalow, but a deceptively spacious house that reveals far more than first meets the eye. Situated on a double-plot and boasting over 2,700 sq.ft, this large 4 bedroom family home offers exceptional space and style.

Key Features

- Prime Cleethorpes spot near Signhills Academy and the beach
- Grand entrance hall with mezzanine landing
- Modern kitchen-diner with bi-fold doors opening to a large south westerly garden
- 26 Sq.M master bedroom with separate dressing room
- Two of the four double bedrooms have their own dressing rooms
- South/west-facing landscaped gardens with seating areas
- Large driveway, front and rear parking, and electric garage door
- Owners Will Consider Part Exchange
- EPC rating D & Tenure: Freehold





This stunning detached residence immediately makes an impression. The striking entrance hall with its mezzanine landing creates a wonderful sense of scale, setting the tone for the rest of this remarkable property, which is superbly arranged for modern family living.

Two spacious reception rooms provide flexible areas for relaxing and entertaining, while the showpiece kitchen-diner brings together quality integrated appliances, a generous dining space and sleek bi-fold doors opening to the south/west-facing garden. A utility room and cloakroom/WC complete the practical layout, with a well-appointed family bathroom too.

The property enjoys four large double bedrooms, two of which have their own private dressing rooms, and at 26 Sq.M the master bedroom suite oozes luxury, as does the stylish 2nd family bathroom upstairs.

The property has been enhanced with a long list of improvements in recent years, including a full electrical rewire (2019), new roof and insulation, new windows and external doors, upgraded heating system and boiler, new carpentry throughout and a modern electric garage door. The result is a home that combines impressive proportions with reassuring modern upgrades.

Outside, the grounds are equally appealing. The south/west-facing garden offers excellent privacy with multiple seating areas – perfect for summer entertaining – along with outdoor power, lighting, and both hot and cold-water taps. A wide front driveway provides parking for several vehicles, complemented by additional rear parking and a garage.

Beautifully presented & thoughtfully updated, this home set in a prime Cleethorpes position close to the beach and excellent schooling, is a rare opportunity to acquire a substantial family home in one of the area's most favoured locations.

Entrance Hall

Living Room

4.78m x 5.45m (15'8" x 17'11")

Lounge/Diner

3.33m x 7.4m (10'11" x 24'4")

Kitchen/Diner

3.98m x 6.47m (13'1" x 21'2")

Utility Room

2.63m x 2.52m (8'7" x 8'4")

WC

Bedroom

3.33m x 3.63m (10'11" x 11'11")

Bedroom

4.99m x 3.63m (16'5" x 11'11")

Bathroom

3.33m x 3.13m (10'11" x 10'4")

Landing

Master Bedroom

4.5m x 5.45m (14'10" x 17'11")

Walk In Wardrobe/Dressing Room

2.3m x 5.45m (7'6" x 17'11")

Bedroom

4.09m x 3.63m (13'5" x 11'11")

Walk In Wardrobe/Dressing Rom

Bathroom

2.3m x 3.76m (7'6" x 12'4")

Garage

2.63m x 4.12m (8'7" x 13'6")





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- 14 Mbps (download speed), 1 Mbps (upload speed), Ultrafast - 1000 Mbps (download speed), 100 Mbps (upload speed).

Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

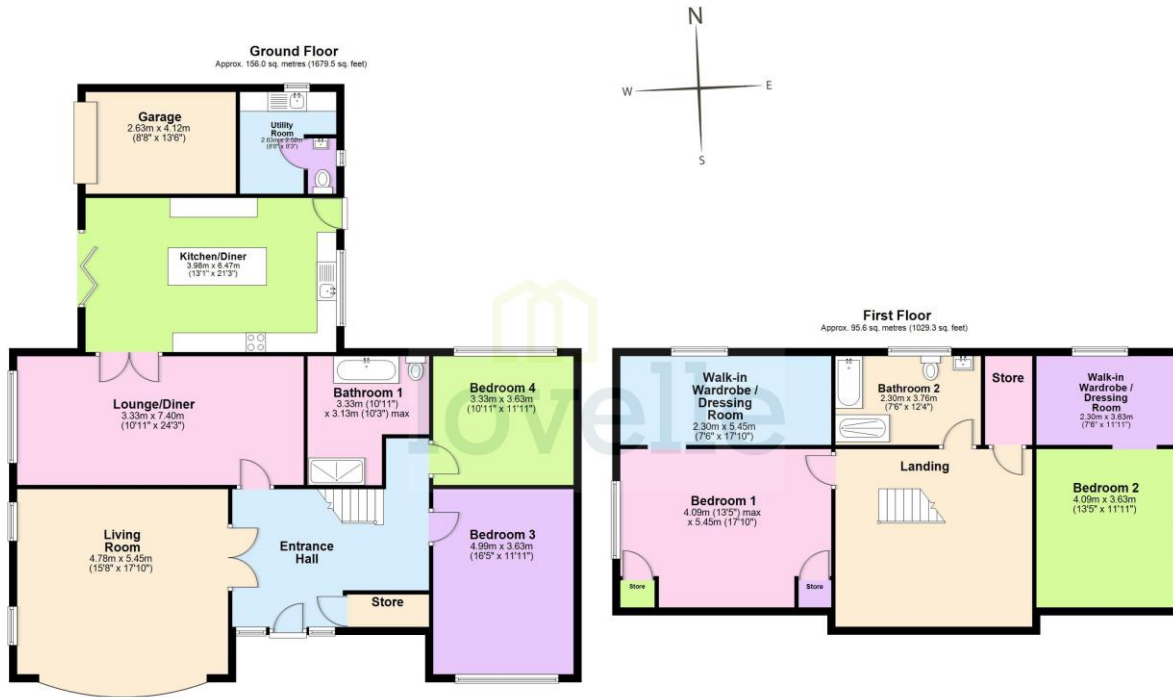
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

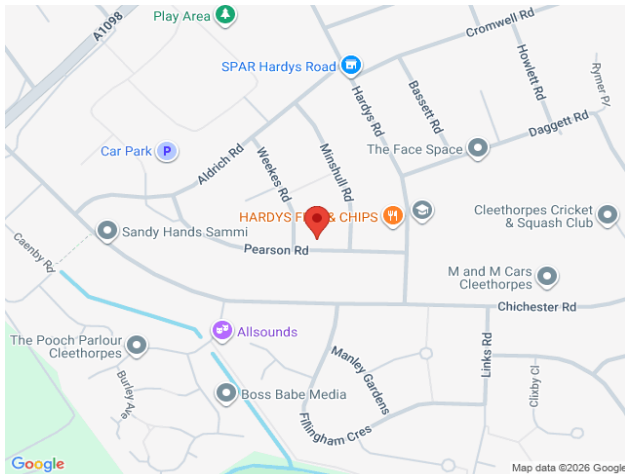
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Total area: approx. 251.7 sq. metres (2708.9 sq. feet)

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		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		



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