ARGYLE
ESTATE AGENTS







187 Clee Road, Cleethorpes, DN35 9HX
£355,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- 1930's Four Bedroom Detached Home
- Traditional Features
- Modern Open Plan Living/Dining Kitchen
- Bay Fronted Lounge
- Downstairs Cloakroom & First Floor Family Bathroom
- Landscaped Rear Garden with Summer House
- Extensive Driveway Parking
- Detached Garage
- No Forward Chain



Situated in a popular area of Cleethorpes, this beautifully presented 1930's detached home offers spacious and versatile accommodation, retaining traditional features while providing practical modern living. Ideally located close to local amenities, schools, transport links, and within walking distance of the seafront, the property is well suited for family life.
The accommodation comprises a welcoming entrance hall, bay fronted lounge, downstairs cloakroom, and an impressive open plan living/dining kitchen. The kitchen is well appointed with modern shaker style units, complemented by a central island and full range of integrated appliances. Forming the heart of the home, this superb space provides an ideal setting for both everyday living and socialising, with sliding doors opening onto the rear garden and a log burner adding warmth and appeal.
To the first floor, the property offers four good sized bedrooms and a family bathroom. Two spacious double bedrooms feature original fireplaces, while all the bedrooms are enhanced by plantation shutters. The layout offers flexibility to suit a range of requirements whether used as additional bedrooms, or dressing room/home office space.
Externally, the property enjoys an attractive frontage, set well back from the road behind a spacious driveway providing parking for several vehicles. The property also benefits from the installation of solar panels, helping to improve energy efficiency and reduce running costs.
Designed for low maintenance, the rear garden features a spacious Indian sandstone patio together with a summer house, creating an excellent outdoor seating and entertaining area. A detached garage provides further useful storage and parking options.











LOUNGE
15'11" x 13'6" (4.86 x 4.14)

LIVING/DINING KITCHEN
20'5" x 15'10" (6.24 x 4.83)

CLOAKROOM/WC
8'2" x 4'7" (2.50 x 1.42)

FIRST FLOOR

BEDROOM 1
13'1" x 12'4" (4.00 x 3.78)

BEDROOM 2
11'8" x 11'3" (3.58 x 3.43)

BEDROOM 3
9'11" x 8'7" (3.04 x 2.64)

BEDROOM 4
8'3" x 7'6" (2.52 x 2.30)

BATHROOM
6'4" x 6'0" (1.95 x 1.84)

GARAGE
19'1" x 10'8" (5.84 x 3.27)

TENURE
FREEHOLD

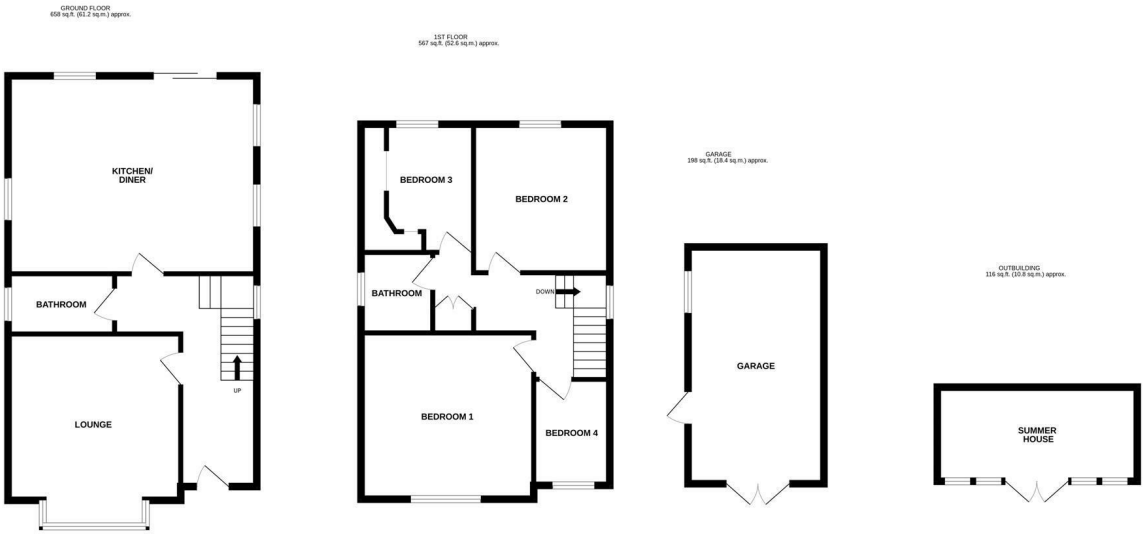
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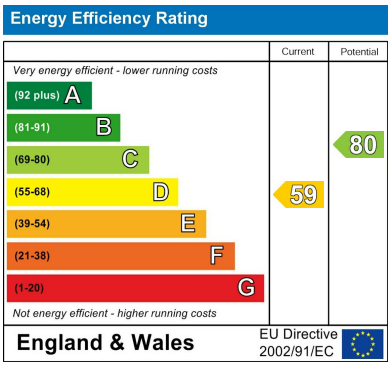






TOTAL FLOOR AREA : 1539 sq.ft. (143.0 sq.m.) approx.

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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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