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Stable Mews, Cleethorpes

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When it comes to
property it must be

 **lovelle**



£219,950



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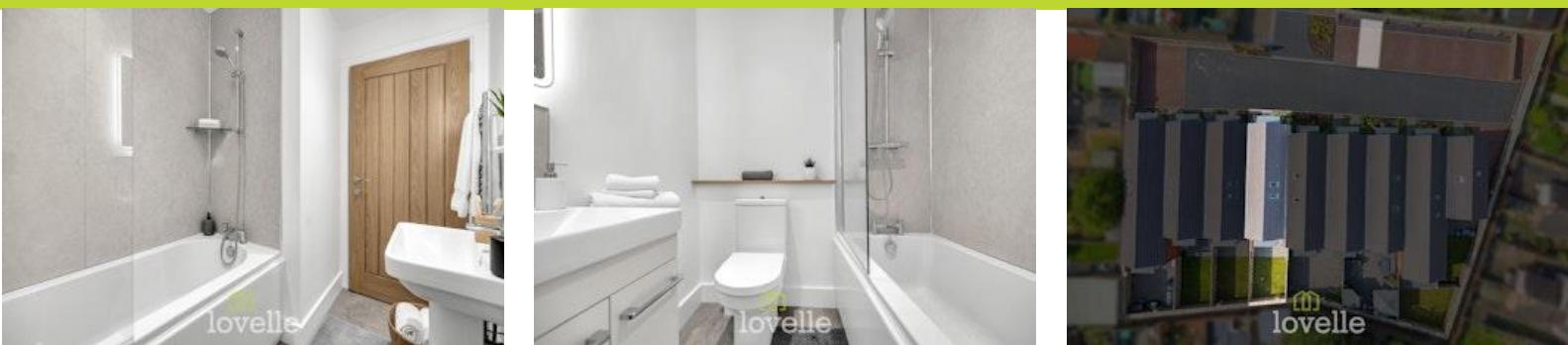
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Stylish two-bedroom new build near Seaview Street, Cleethorpes. High-spec finish, private garden, parking, en-suite, and energy-efficient heating. Walk to shops, cafes, and seafront.

Key Features

- Two double bedrooms, including master with en-suite
- Stylish kitchen with integrated appliances
- Separate utility room and ground floor WC
- High-quality finishes throughout
- Private enclosed rear garden
- Allocated parking space
- Energy-efficient Air Source Heat Pump with 7-year warranty
- Prime location just off Seaview Street, moments from the seafront and local amenities
- EPC rating B & Tenure: Freehold





Welcome to No. 4 Stable Mews - a beautifully crafted two-bedroom home nearing completion, set within an exclusive development by respected local builders, Eastbay Construction Ltd. Located just off the ever-popular Seaview Street in the very heart of Cleethorpes, this property offers high-quality modern living in one of the town's most desirable coastal locations.

Finished to an exceptional standard, the ground floor features a bright and day room with doors out to the garden, a contemporary fitted kitchen with integrated appliances, a separate utility room, and a convenient guest WC.

Upstairs, the master bedroom enjoys its own stylish en-suite shower room, while a second double bedroom is served by a beautifully finished family bathroom complete with a white suite.

Outside, the property benefits from an enclosed, private rear garden and an allocated parking space within the development. Built with energy efficiency in mind, the home includes a high-efficiency Air Source Heat Pump heating system with a generous seven-year warranty, and comes with the added reassurance of a ten-year new home warranty.

Just a short stroll from the seafront promenade, boutique shops, cafe bars and local amenities, No. 4 Stable Mews combines outstanding build quality with an unbeatable lifestyle location.

Day Room

3.68m x 5.4m (12'1" x 17'8")

Kitchen

3.4m x 3.68m (11'2" x 12'1")

Utility Room

1.17m x 1.74m (3'10" x 5'8")

WC

1.78m x 0.9m (5'10" x 3'0")

Landing

Master Bedroom

3.68m x 4.14m (12'1" x 13'7")

En-Suite

1.17m x 2.61m (3'10" x 8'7")

Bedroom Two

3.41m x 3.71m (11'2" x 12'2")

Family Bathroom

1.79m x 2.6m (5'11" x 8'6")

Agents Note

*Please note these images have been CGI Staged.

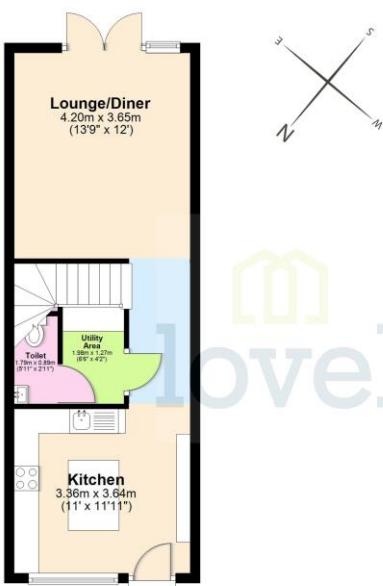
General Specification

- *Level 4 in the code for sustainable homes
- *High efficiency Air Source Heat Pump with a seven year warranty providing wet underfloor heating system
- *High insulation levels including high performance flooring, wall and roof insulation
- *High energy performance windows combining a contemporary design
- *Engineered oak internal doors
- *Brushed aluminium door furniture
- *Brushed aluminium sockets and switches
- *Generous provision of double power points, TV and telephone points
- *BT cabling to master entry point
- *Fibre optic broadband
- *E.V Charging Points
- *The rear garden will be laid to lawn
- *Southerly aspect rear gardens
- *Ten year new home warranty
- *Each Plot can be secured by a reservation fee
- *All measurements are as a guide and are taken from the plans

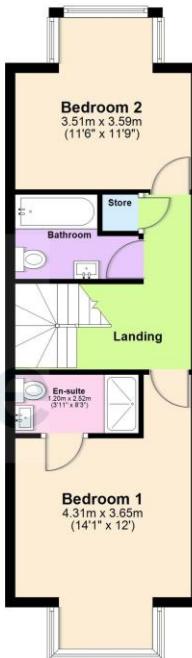




Ground Floor
Approx. 38.3 sq. metres (412.2 sq. feet)



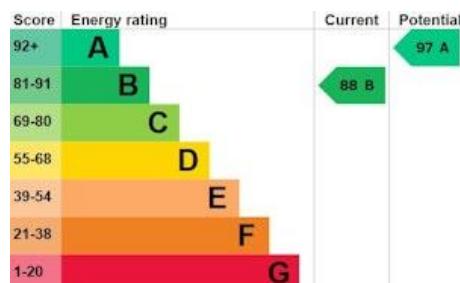
First Floor
Approx. 42.6 sq. metres (456.9 sq. feet)



Total area: approx. 80.9 sq. metres (871.1 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.



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