



Belvoir Road, Cleethorpes, DN35 0SD

FOR SALE - £365,000

CanTERS
Chartered Surveyors

Early viewing is highly recommended on this superb four-bedroom detached house, set within one of the most sought-after and desirable residential districts of Cleethorpes. Well maintained throughout, the property offers well-planned and attractively presented accommodation, benefitting from uPVC double glazed windows, gas-fired central heating, a security alarm system and oak internal doors. The accommodation briefly comprises: Ground Floor: Entrance porch, welcoming hallway, study, sitting room, dining room open through to day room, kitchen and cloakroom. First Floor: Four bedrooms, en-suite shower room and a separate family shower room. The property stands within well-maintained gardens to the front, side and rear, together with a block-paved driveway leading to a detached double garage.

Belvoir Road is located just off Taylors Avenue and is conveniently positioned for a local shopping parade on Middlethorpe Road, highly regarded schools including Cleethorpes Academy and Middlethorpe Primary Academy are nearby, along with Taylors Avenue Medical Centre and a Tesco supermarket. The seafront is approximately one mile distant and offers a wide range of coastal attractions together with restaurants, bars, specialist retailers and Cleethorpes Golf Club.

Entrance Porch	Two uPVC double glazed doors, tiled flooring and exposed brick feature wall.
Hallway	uPVC double glazed entrance door with matching side light, mosaic-style tiled flooring, wall lighting and a spindle staircase rising to the first floor.
Study	3.59m x 2.64m Positioned to the front of the property with wood-effect laminate flooring, bay window and wall lights.
Sitting Room	4.23m x 3.78m Overlooking the front garden and featuring a brick fireplace with tiled hearth and inset living flame coal-effect gas fire. Bay window and wall lights. There is access to the dining room.
Dining Room	3.40m x 2.87m With open access to the day room and also a door to the kitchen.
Day Room	3.37m x 3.36m A delightful rear-facing room enjoying dual aspect windows and two uPVC double glazed doors opening onto the garden.
Kitchen	4.10m x 2.85m Well-appointed with a range of wall and base units complemented by contrasting oak worktops and matching upstands. Belfast-style sink with mixer tap. Integrated Neff double oven and separate microwave, four-ring electric hob with extractor above, a built in dishwasher and washing machine and space for an American-style fridge freezer. Wood-effect laminate flooring, splashback tiling, rear-facing window and part double glazed stable style door to the garden.
Cloakroom	Fitted with a vanity wash hand basin with mixer tap, low flush WC, chrome wall-mounted towel rail, splashback tiling and tiled floor.
Landing	Airing cupboard, loft access and doors to four bedrooms and a family bathroom.
Bedroom One En-Suite	2.87m x 2.59m (to wardrobes) Fitted with a range of mirrored fronted wardrobes and drawers, coving, wall lights and rear-facing window. Walk-in shower with glass screen, rainfall and handheld attachments, vanity wash hand basin with illuminated mirror and shaver point, concealed cistern WC, chrome towel rail, fully tiled walls and floor.
Bedroom Two	3.77m x 2.96m Coving, wall lights and built-in cupboard.
Bedroom Three	3.50m x 2.92m Wall lights and built-in cupboard.
Bedroom Four	2.61m x 2.43m Coving and wall lights.
Family Shower Room	Originally a bathroom currently a shower room. Corner shower with sliding glass screen and Aqualisa power shower over, vanity wash hand basin, low flush WC, partially tiled walls, tiled floor and chrome towel rail.
Outside	The property occupies a well-proportioned plot with a lawned front garden featuring established plants, shrubs and mature trees. A block-paved driveway leads to a double detached brick and tile garage (5.35m x 5.20m) with twin electric up-and-over doors, personnel door, lighting and power. The enclosed fenced rear garden is accessed via a gate between the house and the garage and is predominantly laid to lawn with specimen trees, well-stocked borders and a raised paved patio and is considered perfect for al fresco entertaining.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 03/03/2026

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ADDITIONAL PHOTOS & PLANS

Tenure We are verbally advised that the property is of freehold tenure, and we are awaiting formal confirmation from the vendor's solicitor.

Council Tax Band: 'E' (subject to review by the Local Authority)

EPC Rating: 'C'

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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Kitchen



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Sitting Room



Sitting Room



Dining Room



Day Room



Study



Hallway

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Bedroom 1



Bedroom 1 En Suite



Bedroom 2



Bedroom 3



Shower Room



Bedroom 4

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Rear Elevation



Rear Garden



Rear Garden



Garage

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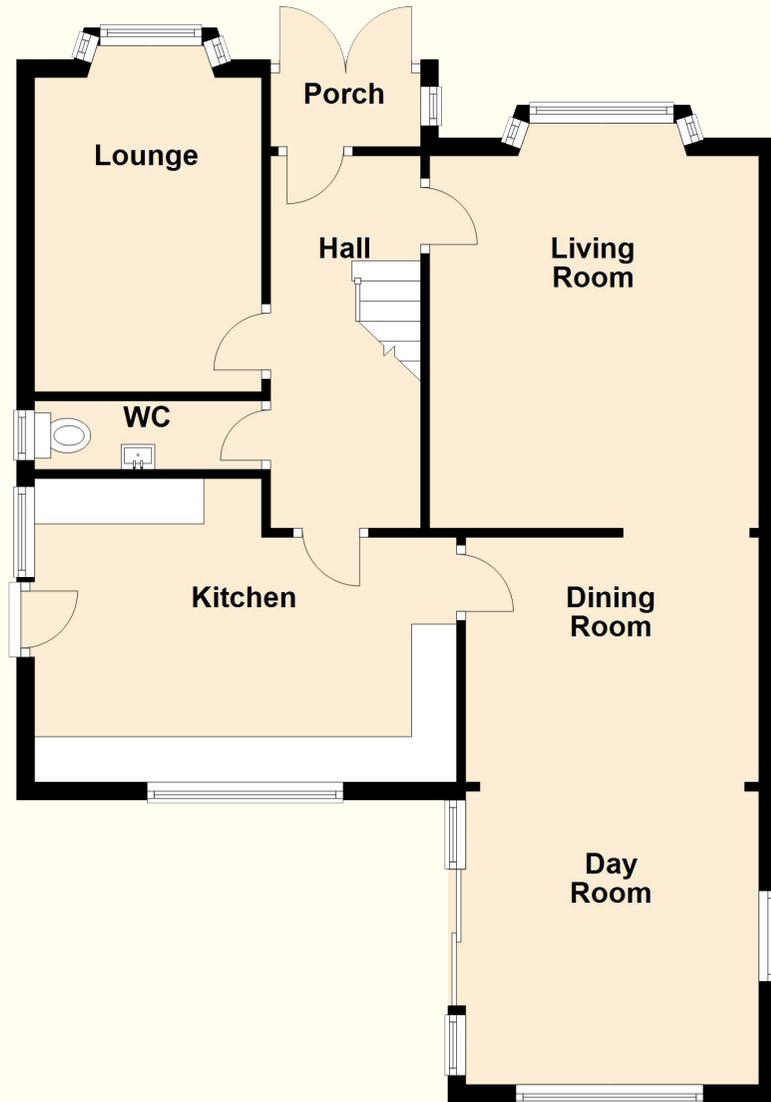
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Ground Floor

Approx. 71.3 sq. metres (767.4 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.7 sq. feet)



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