

**76 Penshurst Road, Cleethorpes, DN35 9EN**  
**£265,000**

## Key Features:

- Detached Three Bedroom Home
- Popular Residential Area of Cleethorpes
- Generous Corner Plot Garden
- Newly Fitted Kitchen/Dining Room
- Bay Fronted Lounge
- Ground Floor Shower Room & First Floor Bathroom
- Utility Room, Plus Versatile Store Room
- First Floor Roof Terrace
- Ample Off Road Parking & Detached Garage
- Recently Rewired Throughout & New GCH Boiler.... NO CHAIN

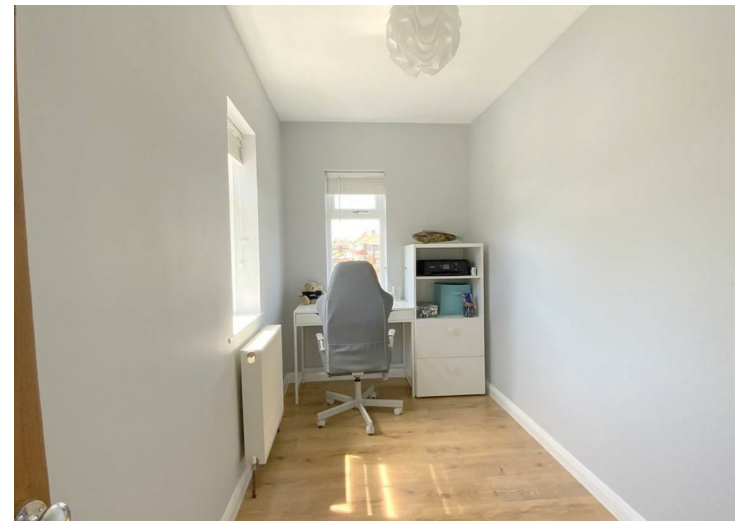
Set on a generous corner position within a popular residential area of Cleethorpes, this individual three bedroom detached home offers spacious and well maintained accommodation, ideally suited to family living. The property is conveniently located within close proximity to local amenities, well regarded primary and secondary schools, and a short distance from the seafront and promenade.

At the heart of the home is a superb open plan kitchen/dining room, recently refitted with a stylish range of modern shaker style units, a breakfast bar, a range cooker with induction hob, and an integrated fridge/freezer. French doors open onto the rear garden, creating a natural flow for everyday living and entertaining. A separate bay fronted lounge with feature fireplace provides a cosy and characterful reception room. Additional ground floor accommodation includes a useful shower room, utility room and a versatile store room, offering excellent practicality.

To the first floor are three bedrooms, including two doubles and a third bedroom currently used as a study, along with a modern family bathroom. The landing also leads onto a roof terrace, adding a unique and appealing outdoor space.

The property has also benefited from a recent full re-wire and the installation of a new gas central heating boiler.

Externally, the property stands within established lawned gardens that wrap around the front and side, while the rear garden features a garden room with log burner, offering additional space for entertaining. Ample parking is provided via a driveway, car port and detached garage.



**LOUNGE**

14'1" x 11'7" (4.30 x 3.55)

**KITCHEN/DINING ROOM**

16'7" x 11'11" (5.06 x 3.64)

**UTILITY ROOM**

8'2" x 6'1" (2.50 x 1.86)

**STORE ROOM**

10'3" x 7'1" (3.14 x 2.17)

**SHOWER ROOM**

6'3" x 4'7" (1.93 x 1.40)

**BEDROOM 1**

11'11" x 10'4" (3.64 x 3.15)

**BEDROOM 2**

9'2" x 9'1" (2.81 x 2.78)

**BATHROOM**

6'10" x 5'4" (2.10 x 1.64)

**BEDROOM 3**

11'11" x 5'11" (3.64 x 1.81)

**GARAGE**

17'3" x 9'10" (5.26 x 3.02)

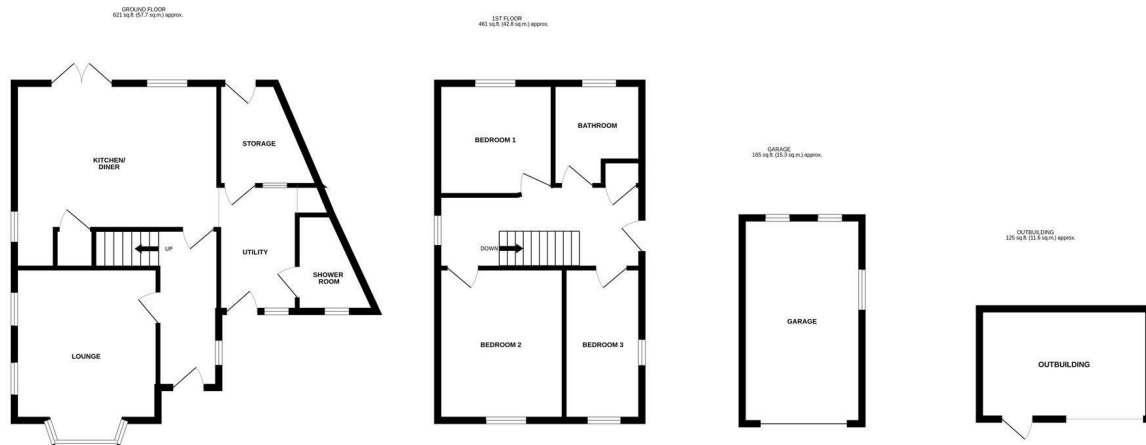
**TENURE**

FREEHOLD

**COUNCIL TAX BSND**

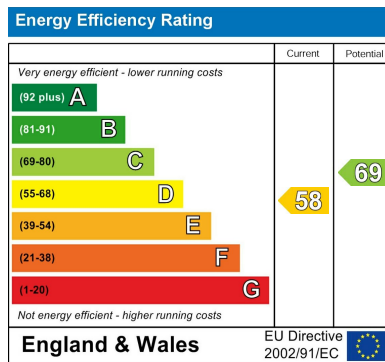
C





TOTAL FLOOR AREA : 1372 sq.ft. (127.5 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.  
Made with Metropix ©2026



### 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 confirmed 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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

