

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:

www.bmhstateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

44 GAYTON ROAD, CLEETHORPES

PURCHASE PRICE £255,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£255,000

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



44 GAYTON ROAD, CLEETHORPES

Nestled on the charming Gayton Road in Cleethorpes, this immaculately presented semi-detached house offers a delightful blend of comfort and modern living, all within a short stroll of the picturesque sea front. The property boasts an inviting entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The modern kitchen and dining room provide an ideal space for family meals and gatherings, ensuring that every corner of this home is both functional and stylish.

Upstairs, you will find two generously sized double bedrooms alongside a single bedroom, making this residence perfect for families or those seeking extra space. The well-fitted bathroom on the first floor is designed with convenience in mind, catering to all your needs.

Outside, the property features a front garden and off-road parking for two vehicles. The rear garden is a true gem, offering a good-sized patio area that is perfect for outdoor dining or simply enjoying the fresh air. Additionally, a timber shed equipped with light and power provides ample storage or could serve as a workshop for the creative enthusiast.

This home is double glazed and benefits from gas central heating, ensuring warmth and comfort throughout the year. With its fabulous location and impeccable presentation, this semi-detached house is an exceptional opportunity for anyone looking to embrace the coastal lifestyle in Cleethorpes. Don't miss your chance to make this lovely property your new home.

ENTRANCE HALL

Through a u.PVC double glazed door with side panel into the hall, a u.PVC double glazed window, stairs to the first floor accommodation, a central heating radiator and a cupboard. Durable laminate to the floor and a light to the ceiling.



44 GAYTON ROAD, CLEETHORPES

LOUNGE

14'6 x 11'8 (4.42m x 3.56m)

The lounge is to the front of the property with a u.PVC double glazed bow window, a marble effect fire surround with a black and chrome coal effect electric fire. A central heating radiator and a light to the ceiling.



LOUNGE



44 GAYTON ROAD, CLEETHORPES

KITCHEN

12'1 x 8'5 (3.68m x 2.57m)

With a range of cream wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. An integrated electric hob and oven with a stainless steel extractor fan above, an integrated fridge, freezer and washing machine. A u.PVC double glazed window and door, tiled splash backs, laminate to the floor and a light to the ceiling.



KITCHEN



44 GAYTON ROAD, CLEETHORPES

DINING ROOM

12'2 x 9'2 (3.71m x 2.79m)

The dining room with u.PVC double glazed French doors with side windows, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



DINING ROOM



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u.PVC double glazed window, an airing cupboard, a light and loft access to the ceiling. The central heating boiler is located in the loft.



BATHROOM

5'0 x 8'6 (1.52m x 2.59m)

A white suite comprising of a P-Shaped bath, a chrome mixer tap, an electric shower and a glass shower screen, a cabinetised WC and sink with chrome fittings. Two u.PVC double glazed windows, PVC boarding to the walls, a chrome ladder style central heating radiator, laminate to the floor and spotlights to the ceiling.



44 GAYTON ROAD, CLEETHORPES

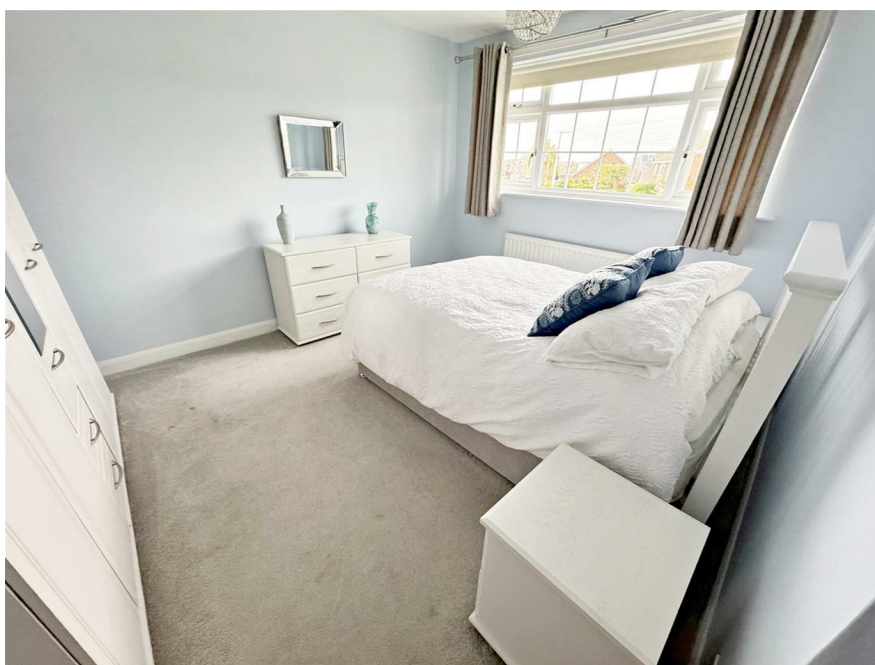
BEDROOM 1

12'3 x 11'9 (3.73m x 3.58m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling



BEDROOM 1



44 GAYTON ROAD, CLEETHORPES

BEDROOM 2

12'3 x 9'2 increasing to 11'9 (3.73m x 2.79m increasing to 3.58m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



BEDROOM 2



44 GAYTON ROAD, CLEETHORPES

BEDROOM 3

7'7 x 7'8 (2.31m x 2.34m)

Bedroom 3 is to the front of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



OUTSIDE

The front garden has a walled and fenced boundary and is laid to lawn with decorative chippings. There is a concrete drive which leads through double wooden gates into the rear garden.

The rear garden has a fenced boundary and is laid to artificial grass and there is a large patio area. A timber shed with light and power and there is power at the bottom of the garden.



44 GAYTON ROAD, CLEETHORPES

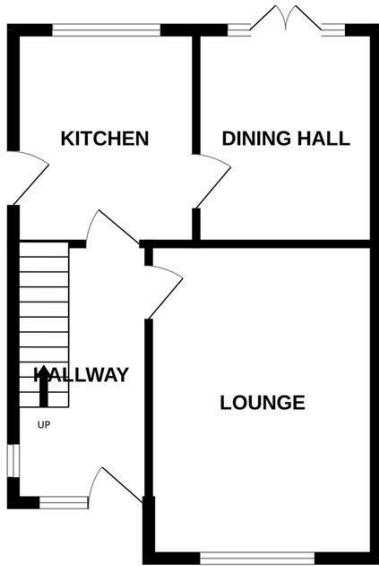
OUTSIDE



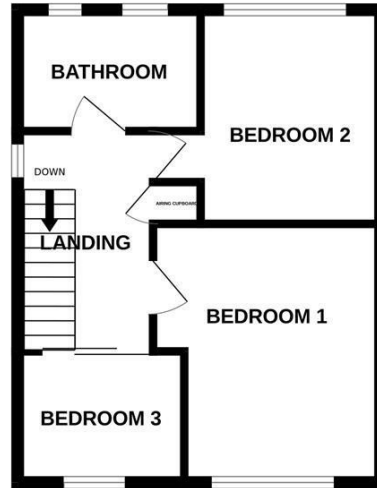
OUTSIDE



GROUND FLOOR




1ST FLOOR




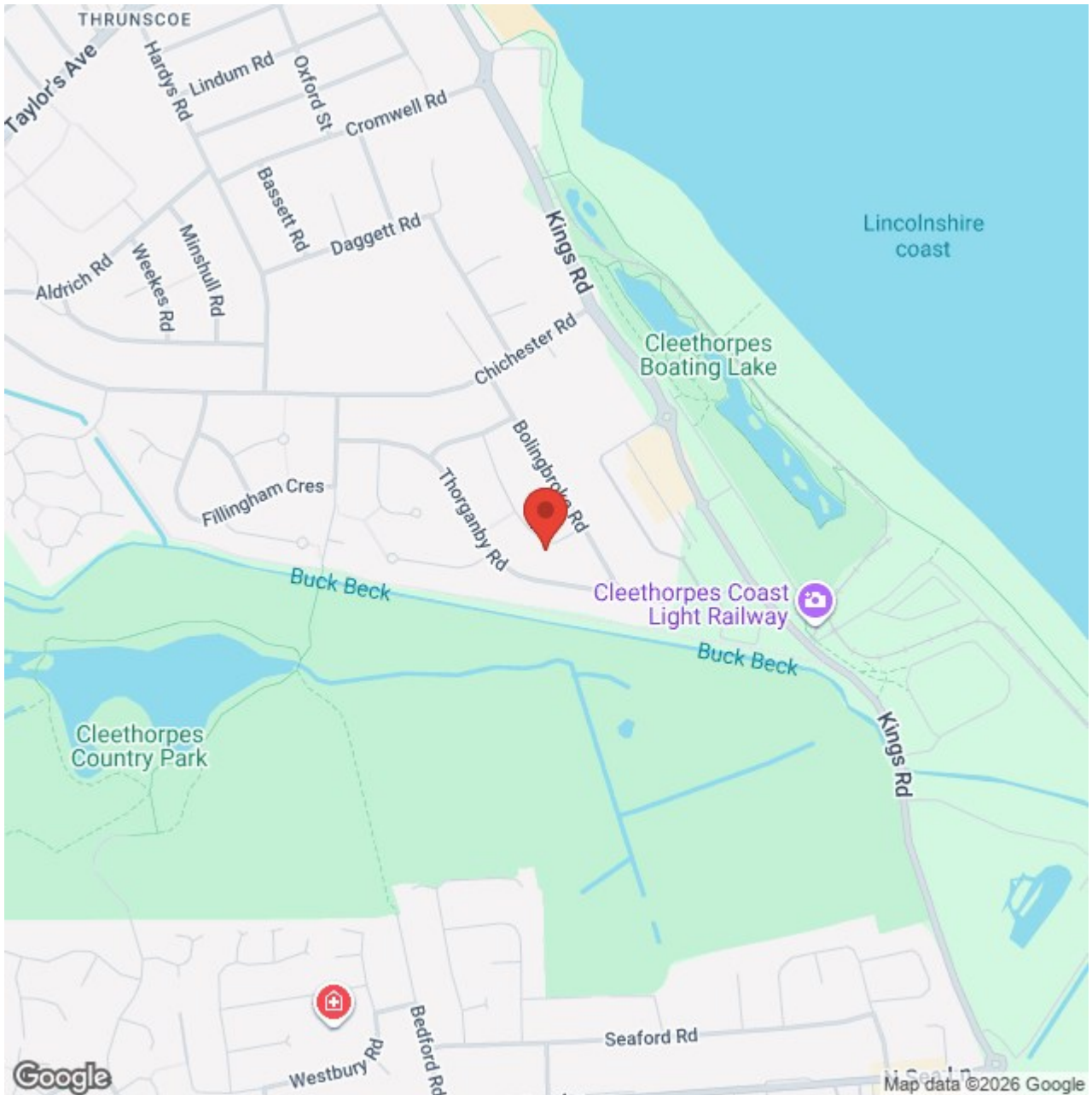
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland