

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

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PROPERTY FOR SALE

28 LYNTON RISE, CLEETHORPES

PURCHASE PRICE £148,500 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£148,500 - NO ONWARD CHAIN

TENURE

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



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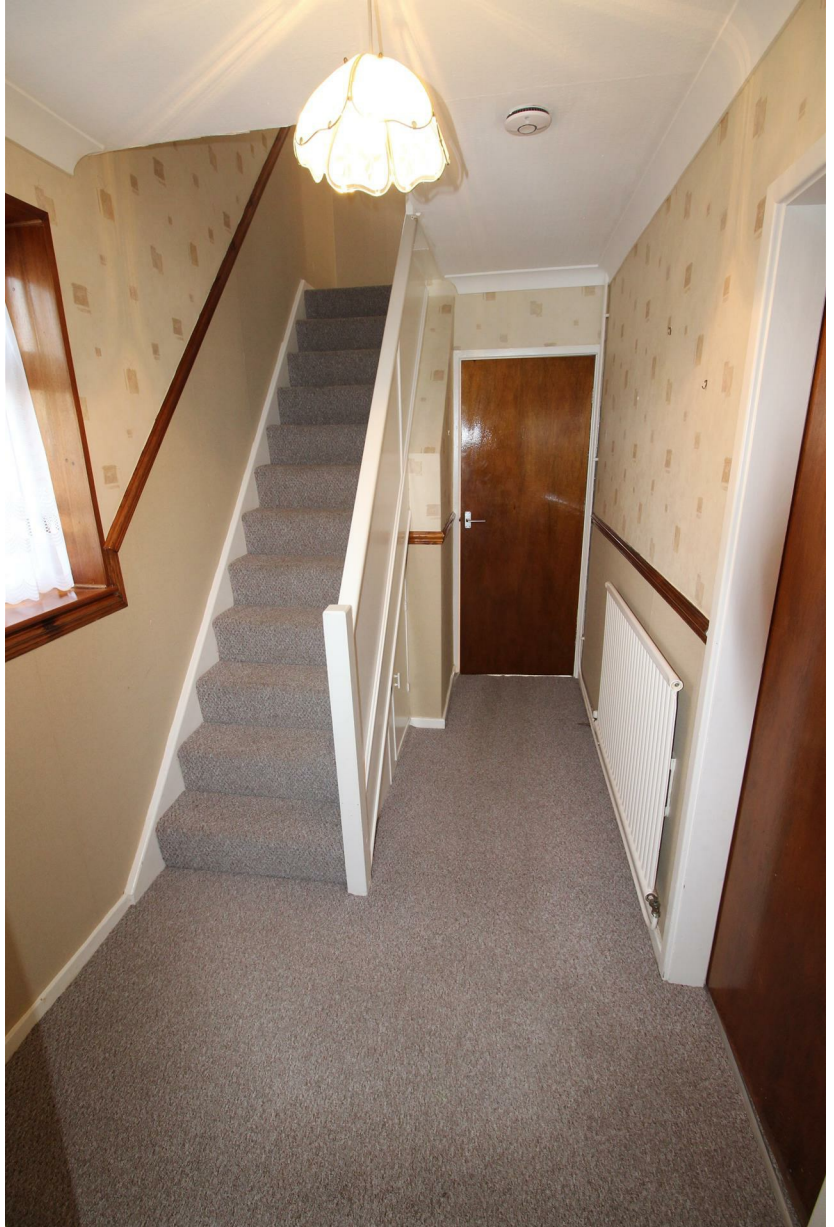


28 LYNTON RISE, CLEETHORPES

We are pleased to offer for sale this three bedroomed semi detached property situated in the heart of Cleethorpes. The property is located close to shops and amenities, it is not far from local bus routes or the seafront either. The property itself boasts lovely family accommodation comprising of an entrance hall, lounge/dining room, an extended kitchen/breakfast room, on the first floor you have two double bedrooms both with fitted wardrobes and a single bedroom again with fitted wardrobes. There is a family shower room also. Outside you have gardens to both front and rear and a single detached garage. Benefitting from uPVC double glazing and gas central heating with a boiler of only just over a year old. This property is a must to view and is offered for sale with NO ONWARD CHAIN.

ENTRANCE HALL

Through a uPVC double glazed stained obscure glazed door into a little porchway and then through an inner obscure glazed door into the entrance hall. A uPVC double glazed window to the side aspect, coving and light to a papered ceiling, dado rail and central heating radiator. Cupboard housing the electric meter and a smaller understairs cupboard also. All doors lead off. Stairs to the first floor accommodation.



28 LYNTON RISE, CLEETHORPES

LOUNGE/DINING ROOM

22'11" including the bay x 12'5" (7.0m including the bay x 3.80m)

With a uPVC double glazed bay window to the front aspect and uPVC double glazed French door to the rear. Coving to a textured ceiling and wall lights. A central heating radiator at both ends of this room and a fireplace to the chimney breast with an electric fire. This is a lovely light and spacious room.



LOUNGE/DINING ROOM EXTRA PHOTO



KITCHEN/BREAKFAST ROOM

14'1" x 9'2" (4.30m x 2.80m)

This extended room with a range of Cathedral style units to base and wall with scroll tops and valances. Post formed roll edge work surfacing and tiled reveals. A one and a half bowl sink with drainer and mixer tap, an integral hob and oven with extractor above, space for a fridge freezer and plumbing for a washing machine. The wall mounted Gass Combination boiler is housed here also. A breakfast bar area and understairs larder cupboard. A central heating radiator, coving and two ceiling lights to a textured ceiling. Dado rail, uPVC double glazed window to the rear and a uPVC double glazed obscure wall to the rear also. There is plenty of room for table and chairs.



28 LYNTON RISE, CLEETHORPES

KITCHEN/BREAKFAST ROOM EXTRA PHOTO



LANDING

Up the stairs to the first floor with balustrade and dado rail to the landing, a uPVC double glazed window to the side. Coving and light to the ceiling and all doors lead off.



28 LYNTON RISE, CLEETHORPES

SHOWER ROOM

5'4" x 6'10" (1.65m x 2.10m)

With a one and half shower cubicle with electric Tritan shower. Pedestal wash hand basin and close coupled w.c. Wet boarding and tiling to the walls, a central heating radiator, ceiling light, a uPVC double glazed obscure window and loft access.



BEDROOM 1

13'11" including the bay x 9'6" to the wardrobes (4.25m including the bay x 2.92m to the wardrobes)

This double room to the front with a uPVC double glazed bay window, a central heating radiator, coving and light to a papered ceiling. A bank of fitted wardrobes to one wall.



BEDROOM 2

9'0" x 9'6" to the wardrobes (2.76m x 2.90m to the wardrobes)

To the rear this double room with a uPVC double glazed window, a central heating radiator and ceiling light. A bank of fitted wardrobes to one wall.



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BEDROOM 3

8'3" x 6'10" (2.54m x 2.10m)

This single bedroom to the front with a uPVC double glazed window, central heating radiator, coving and light to a papered ceiling. Fitted wardrobes to one wall.



GARAGE

Down the block paved and concrete driveway through double wooden gates to the single detached garage with an up and over door and light and power. There is sensor lighting outside.

GARDENS

The front garden having a dwarf wall and fenced boundary. There is a pathway leading to the front of this property and then the garden is mainly put to lawn with shrubbery on the borders. Through double wooden gates and down the driveway to the rear garden with a fenced boundary. The pathway continues round to a small patio area and then a large expanse of lawn with borders again of mature shrubbery. At the rear of the garden there is a large concrete and paved area with raised beds and plenty of room for a barbeque and table and chairs. There is an outside tap also.



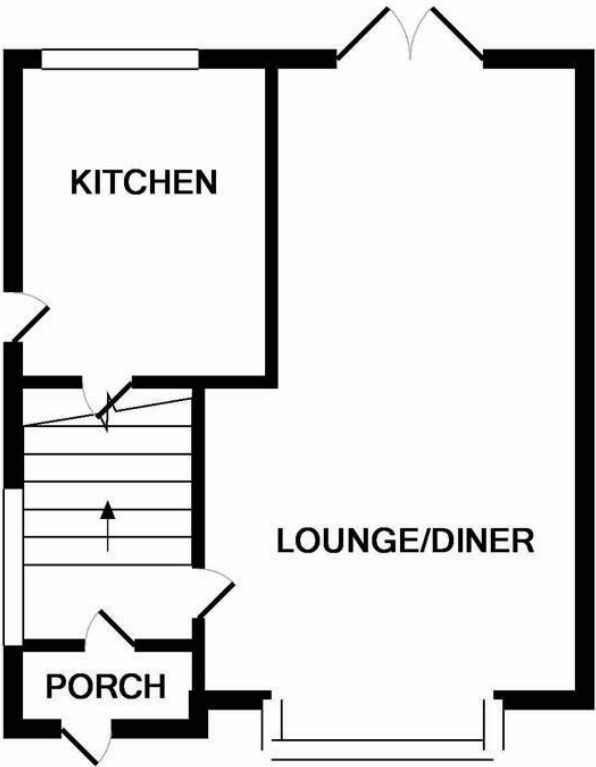
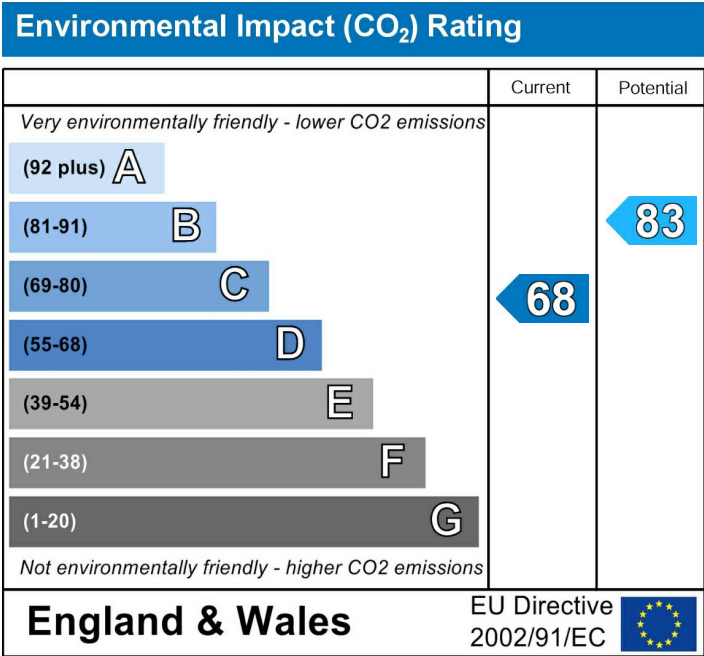
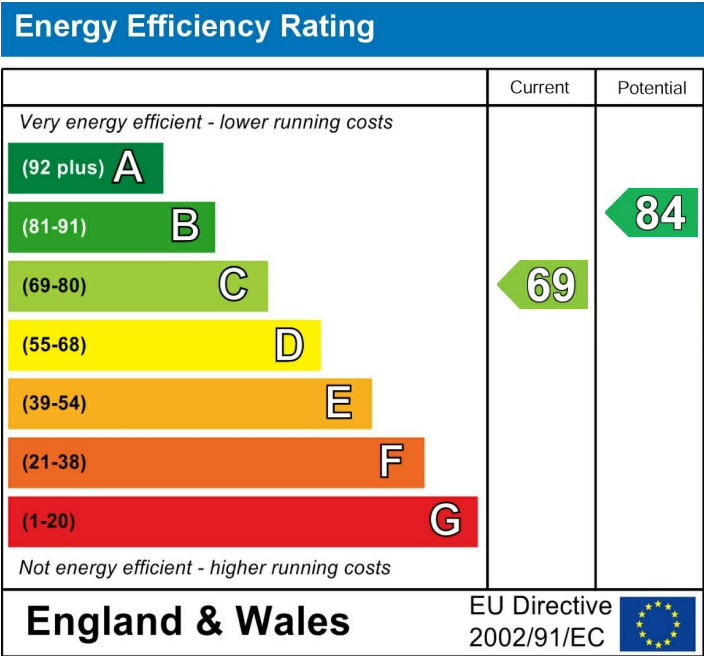
GARDENS EXTRA PHOTO



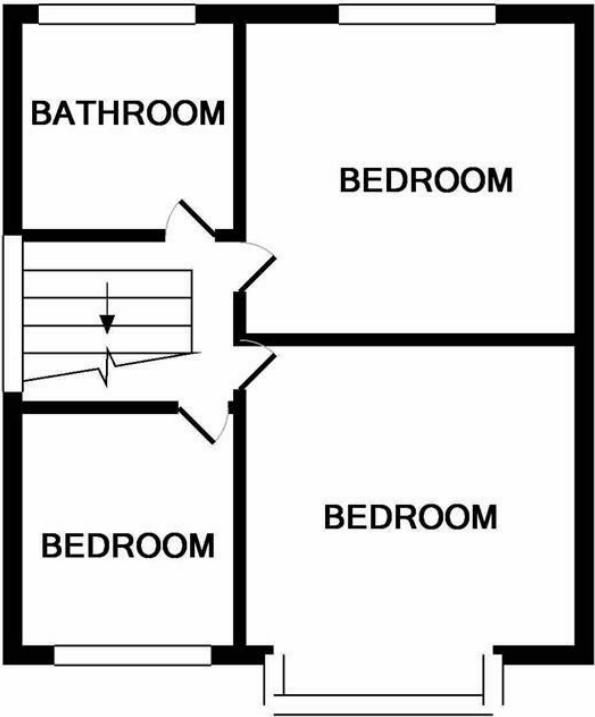
28 LYNTON RISE, CLEETHORPES

GARDENS EXTRA PHOTO





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ADDITIONAL NOTES

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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.**

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

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Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or emma@personal-touch-mortgages.co.uk.

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

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

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.**

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