

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 63 NORMANDY ROAD, CLEETHORPES

**PURCHASE PRICE £222,500 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£222,500

#### TENURE

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



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Registered in England No. 4782567



## 63 NORMANDY ROAD, CLEETHORPES

Set in a peaceful position, this beautifully presented three-bedroom beach retreat offers a rare opportunity to acquire a bespoke home designed for a homestead lifestyle. Thoughtfully curated, it blends comfort, creativity, and flexible living, with spaces ideal for alternative learning, artistic pursuits, and relaxed coastal family life, while also offering strong potential as a luxury holiday rental.

A welcoming hallway leads to a bright lounge with a bay window and new carpet. The expansive kitchen-dining area forms the heart of the home, featuring patio doors and seamless flow into a tranquil sunroom with full-height windows and garden access, inviting the outdoors in year-round.

Upstairs three well-appointed bedrooms. Smaller room includes a large built-in cupboard and new carpet; medium bedroom is also newly carpeted. The principal bedroom has built-in wardrobes, overhead storage, a fitted dressing table, drawers, bedside tables, and new laminate flooring. Family bathroom with bath and overhead shower.

Distinctive blue stained-glass lilies feature throughout, complemented by high-quality décor and bespoke blinds. The home also benefits from u.PVC double glazing, gas central heating, new roof, serviced boiler, and alarm system.

Externally, a large driveway accommodates 2–3 vehicles and leads to a garden garage. The private, high-fenced rear garden is a true sanctuary, featuring a spacious patio, established fruit and herb garden, allotment, fire pit, wood shack. Mature trees and a nearby oak enhances privacy, while the North-East to south orientation ensures excellent summer light.

Larger than neighbouring homes and with extended land, it remains in Council Tax Band A. Located around a ten-minute walk from the beach and close to all amenities.

This bespoke home is not just a property; it is a lifestyle opportunity waiting to be embraced. Whether you envision it as a family haven or a beach retreat, this move in ready residence is sure to impress.

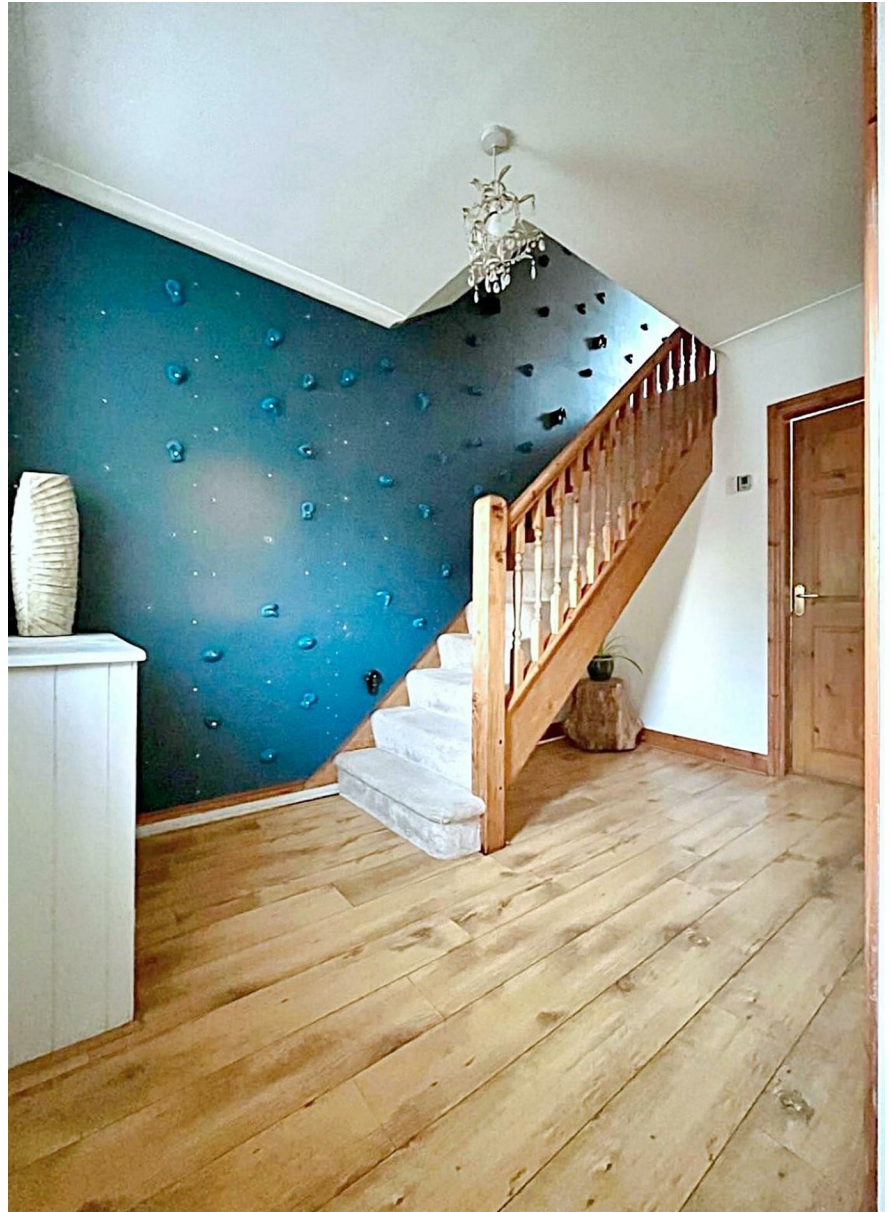
### ENTRANCE HALL



## 63 NORMANDY ROAD, CLEETHORPES

### ENTRANCE HALL

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation, a u.PVC double glazed window, a central heating radiator, a cupboard housing the meters and laminate to the floor. There is a light and coving to the ceiling.



### LOUNGE

13'1 x 12'10 (3.99m x 3.91m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, new carpeting to the floor and a light to the ceiling.



63 NORMANDY ROAD, CLEETHORPES

LOUNGE



LOUNGE



## 63 NORMANDY ROAD, CLEETHORPES

### KITCHEN/DINER

10'3 x 20'6 (3.12m x 6.25m)

With a range of wall and base units, contrasting work surfaces, tiled splash backs and a stainless steel sink unit with a chrome mixer tap. An integral electric oven, a gas hob with a housed extractor fan above, there is plumbing for a washing machine and space for a fridge/freezer. A u.PVC double glazed door, u.PVC double glazed french doors with internal swiss swing, a u.PVC double glazed window, a built in cupboard, a central heating radiator, a tiled floor and two lights to the ceiling.



### KITCHEN/DINER



KITCHEN/DINER



**63 NORMANDY ROAD, CLEETHORPES**

**SUNROOM**

16'11 x 6'7 decreasing to 5'5 (5.16m x 2.01m decreasing to 1.65m)

With u.PVC double glazed patio doors and windowed all on one side, a central heating radiator, laminate to the floor and two wall lights.



**SUNROOM**



## 63 NORMANDY ROAD, CLEETHORPES

### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a light, coving and loft access to the ceiling.



### BATHROOM

9'3 x 5'2 (2.82m x 1.57m)

The bathroom comprising of panelled bath, a chrome mixer tap, a plumbed shower and a glass shower screen. A vanity sink unit with a chrome mixer tap and a toilet. A u.PVC double glazed window, a chrome ladder style radiator, part tiled walls, vinyl to the floor and a light to the ceiling.



## 63 NORMANDY ROAD, CLEETHORPES

### **BEDROOM 1**

12'11 x 10'6 (3.94m x 3.20m)

This double bedroom to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes, overhead cupboards and a dressing table. A central heating radiator, newly laid laminate to the floor, a light and coving to the ceiling.



### **BEDROOM 1**



**BEDROOM 1**



**BEDROOM 1**



**63 NORMANDY ROAD, CLEETHORPES**

**BEDROOM 2**

10'4 x 10'4 (3.15m x 3.15m)

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



**BEDROOM 2**

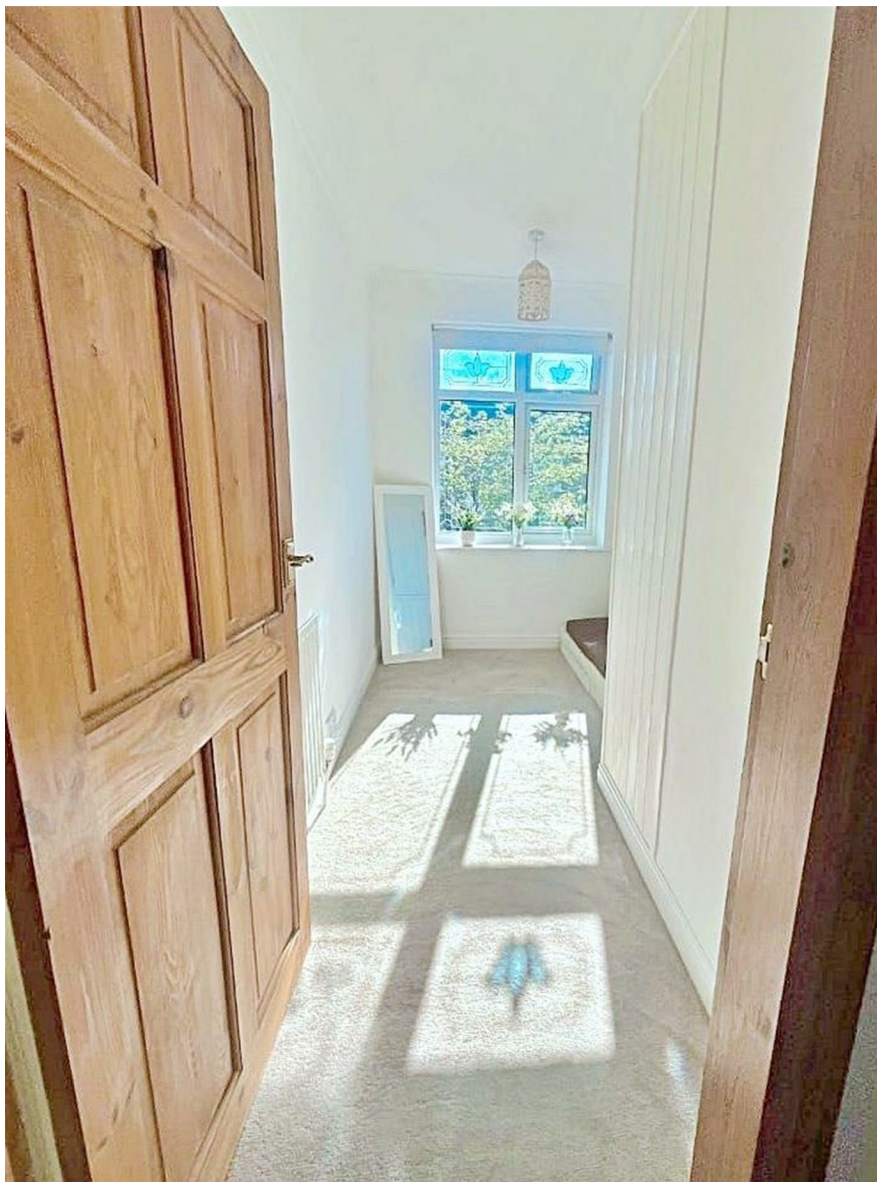
**BEDROOM 2**



**BEDROOM 3**

10'4 x 6'9 decreasing to 3'3 (3.15m x 2.06m decreasing to 0.99m)

With a u.PVC double glazed window, a built in wardrobe/cupboard, a central heating radiator, new carpeting to the floor, a light and coving to the ceiling.



**BEDROOM 3**



**GARAGE**

17'9 x 7'10 (5.41m x 2.39m)

A detached garage with an up and over door.

**OUTSIDE**

The front garden has a walled and fenced boundary and is laid to concrete for ease of maintenance and parking. Through double wrought iron gate that leads into the rear garden.

The rear garden has a fenced boundary and is mainly laid to concrete for ease of maintenance. There is a lawned area with established borders and decorative stones and a fruit garden with grape vines.



63 NORMANDY ROAD, CLEETHORPES

OUTSIDE



OUTSIDE



63 NORMANDY ROAD, CLEETHORPES

OUTSIDE



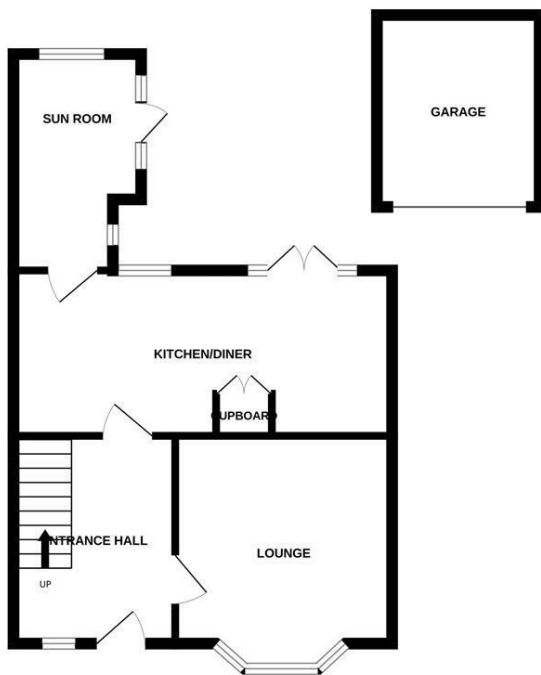
OUTSIDE



OUTSIDE



GROUND FLOOR




1ST FLOOR




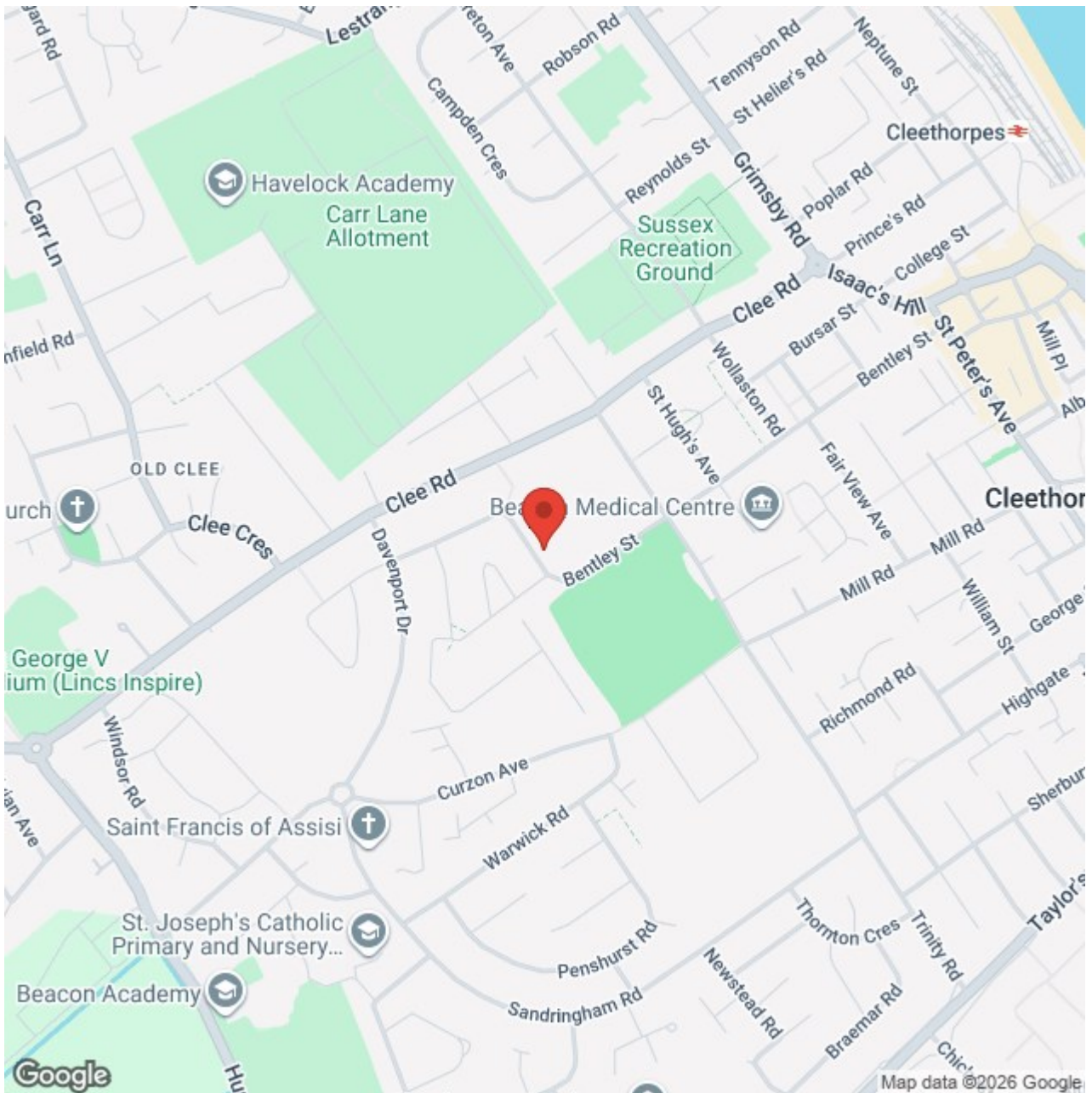
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

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*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