

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

30 LINDUM ROAD, CLEETHORPES

PURCHASE PRICE £335,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

D

PURCHASE PRICE

£335,000

TENURE

Freehold



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30 LINDUM ROAD, CLEETHORPES

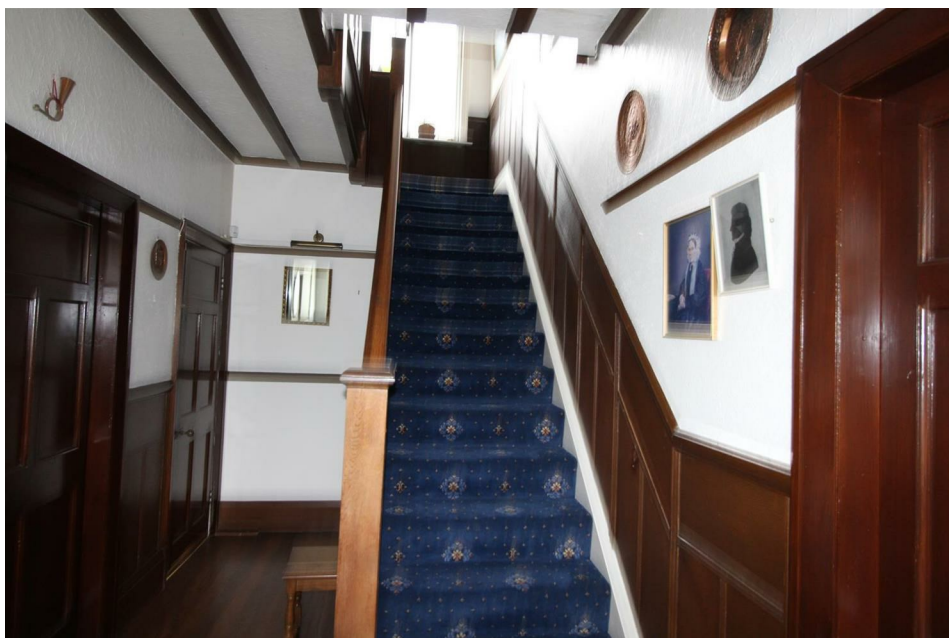
This really is a characterful property in a tremendous location. The property built in 1930 retains almost all the original characteristics. It enjoys a corner position and stands in good size gardens. There is a porch to the traditional hall with a cloakroom at the far end. The lounge is to the front, it is charming, spacious and light. The dining room is another spacious room, again light and full of character. The kitchen-breakfast room is spacious and the little utility area, really useful. Upstairs a large landing, two double and two single bedrooms, the bathroom and a separate toilet. The property benefits from gas fired central heating and almost completely u.PVC double glazed. It is fair to say the property will require a programme of modernising. Once done and in this superb location, brilliant for schools, the seafront, shops, transport, Leisure Centre, everything a seaside offers, will make this a brilliant home. No Onward Chain.

ENTRANCE HALL

In the archway, a casement door to the porch, a tiled floor here and partly tiled walls. Then the inner casement door is panelled and with leaded glass. Into the hallway where you will find a beamed ceiling and a picture rail. Panelled doors lead off, wide architraves and deep skirting boards as in the majority of the ground floor, here with Lin Crusta up to the dado rail. The floor is an Oak finish. The stairs, panelled from newel post to newel post. On the half return, a leaded and stained glass original window has been secondary glazed. In the hall a central heating radiator, an understairs cupboard and around the corner:-



STAIRCASE TO THE FIRST FLOOR ACCOMMODATION



CLOAKROOM

The cloakroom is partly tiled, toilet and wash hand basin, a central heating radiator, leaded original stained glass window which is obscure. Corner storage cupboard.

30 LINDUM ROAD, CLEETHORPES

LOUNGE

16'3" x 15' overall (4.95m x 4.57m overall)

This beautiful room is to the front of the property with a walk in u.PVC double glazed bay window which looks across the front garden. To the side, two further u.PVC double glazed windows. There is a cornice to the ceiling, the original mantle with a tiled hearth and backing to the polished insets to the open fire. There is a picture rail here, two central heating radiators, it is a beautiful room.



VIEW 2 OF THE LOUNGE



VIEW 3 OF THE LOUNGE



30 LINDUM ROAD, CLEETHORPES

DINING ROOM

15' x 14'4" (4.57m x 4.37m)

Again, light and spacious, u.PVC double glazed windows to the side and two more looking into the back garden. Beams to the ceiling, a picture rail, floor to ceiling York style stone chimney breast to the open fire and a slate hearth. A central heating radiator, Oak flooring.



VIEW 2 OF THE DINING ROOM



KITCHEN-BREAKFAST ROOM

17'5" x 8'10" (5.31m x 2.69m)

A u.PVC double glazed window to the back garden in the kitchen area and a further u.PVC double glazed bay window in the breakfast area. There are units to the base and wall, tiled reveals, an inset stainless steel sink unit. A cooker point, space for a fridge and freezer. A central heating radiator in the bay and across the room, a built in set of drawers and cupboards. A u.PVC double glazed door leads from the kitchen area to the garden path at the side.



**VIEW 2 OF THE KITCHEN-
BREAKFAST ROOM**



**VIEW 3 OF THE KITCHEN-
BREAKFAST ROOM**



UTILITY ROOM

5'6" x 4'6" (1.68m x 1.37m)

Leading off the kitchen is the utility room with plumbing for a washing machine and dishwasher. The central heating boiler is here, the walls are tiled and with shelves. An obscure, single glazed window, a tiled floor.

LANDING

This is rather a roomy landing. The balustrade winds around the stairs. There is coving to the ceiling, a picture rail, the Lin Crusta continues up to the dado rail here. A central heating radiator, a storage cupboard and a loft entrance.



BATHROOM

The bathroom and toilet are separate. The bathroom with a white panelled bath, electric shower above, curtain and rail, wide pedestal wash hand basin, again in white. A chrome towelling radiator. The room is partly tiled. There is an airing cupboard with an immersion cylinder. A u.PVC double glazed obscure window to the side. #

Toilet - this is next door with a white close coupled toilet, the room partly tiled. A single glazed obscure window.



BEDROOM 1

15' x 13' (4.57m x 3.96m)

This bedroom with a u.PVC double glazed window to the front and also windows to the side. There is a cornice to the ceiling and a picture rail, a polished mantle and a tiled fireplace. A built in cupboard to the chimney breast recess on one side and a wash hand basin the other. A central heating radiator.



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BEDROOM 2

14'3" x 12' (4.34m x 3.66m)

This bedroom with a u.PVC double glazed window to the side and also those looking over the back garden. A central heating radiator, a cornice and a picture rail.



VIEW 2 OF BEDROOM 2



BEDROOM 3

10' x 8'10" (3.05m x 2.69m)

This bedroom is to the front with a u.PVC double glazed window, a central heating radiator and a picture rail.



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BEDROOM 4

9' x 8' (2.74m x 2.44m)

This bedroom is to the back of the property with a u.PVC double glazed window looking over the back garden. A picture rail and a central heating radiator.



GARAGE

There is a good size brick and tile garage with an access from the drive on Lindum Road.

GARDENS

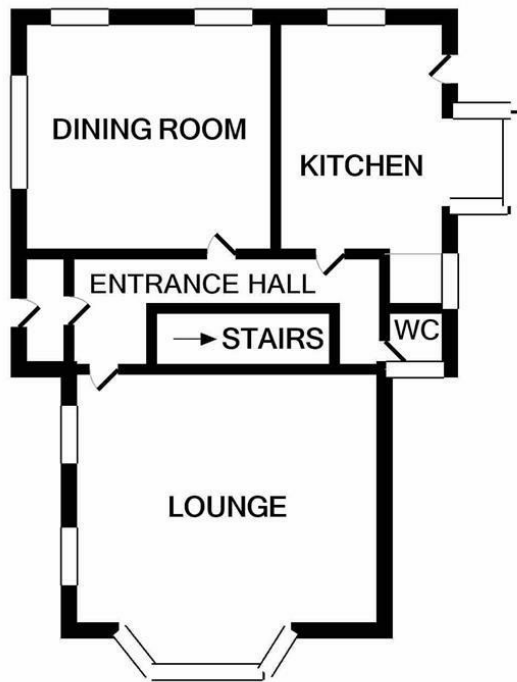
The front and side garden with a very low wall and fenced above, gated, it is really lawn and shrubs and a rockery to the front corner. The gated side pathway to the front door. A wide pathway to the back of the property with a shared wall and fence. The back garden is really a good size, it is fenced and gated, again a low wall below the fence. A patio area, shrubs, there is a garden shed in the corner and an air raid shelter which again like the boundary wall, is jointly owned with 124 Oxford Street.



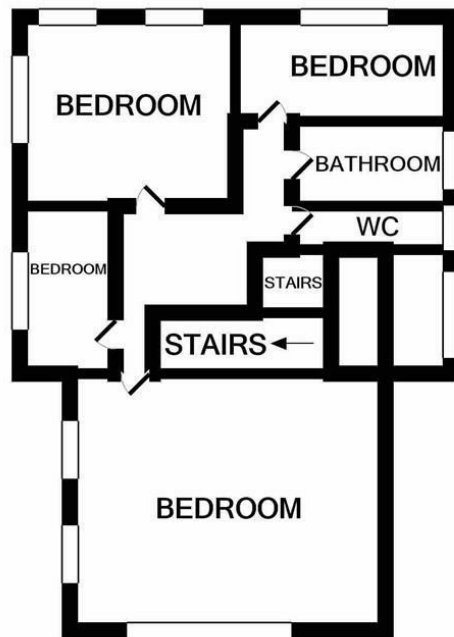
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**DIFFERENT VIEW OF THE
GARDEN**





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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC




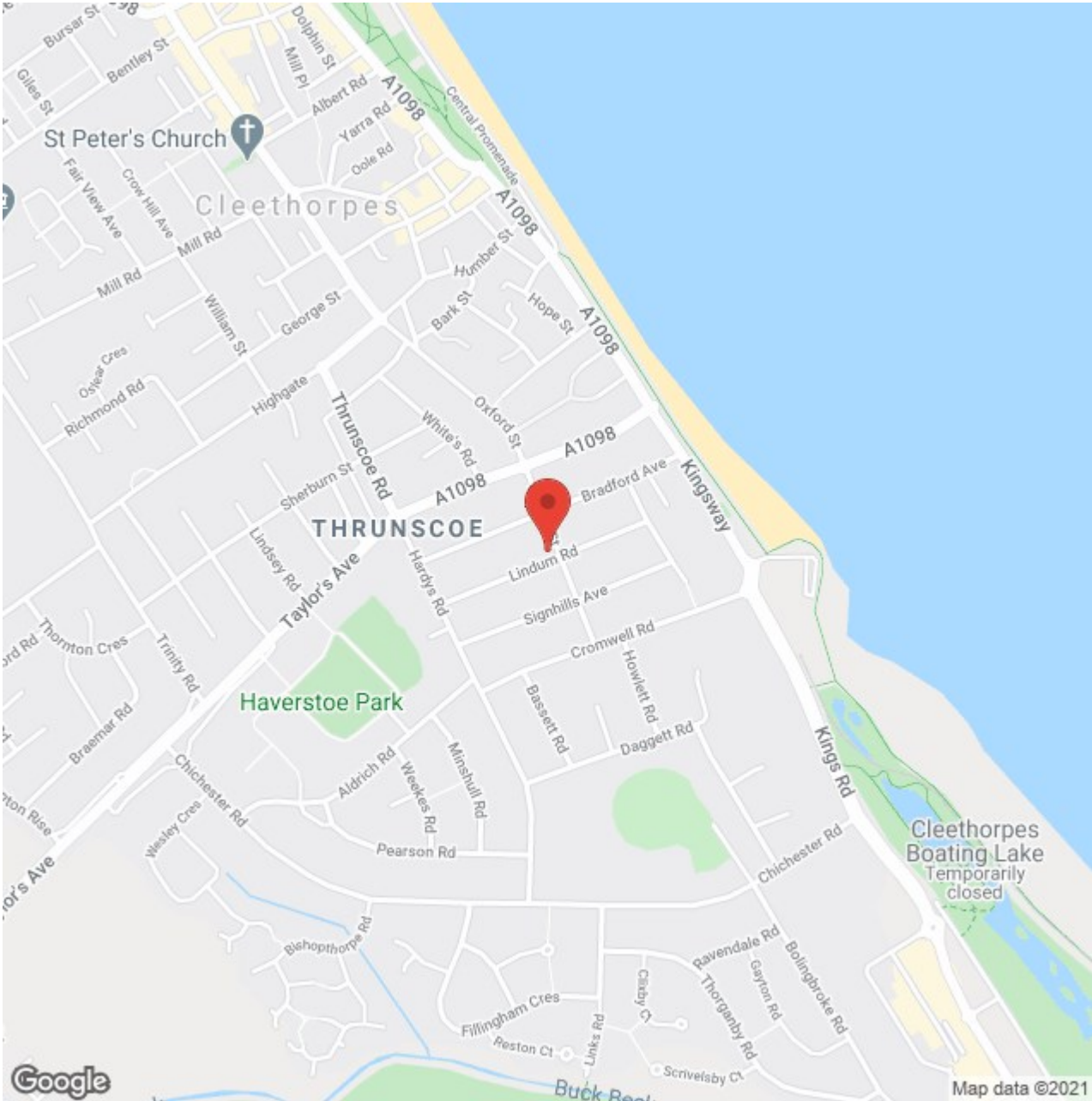
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales

EU Directive 2002/91/EC





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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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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.

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