

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

23 CHELTENHAM WAY, CLEETHORPES

PURCHASE PRICE £475,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

E

PURCHASE PRICE

£475,000

TENURE

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



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23 CHELTENHAM WAY, CLEETHORPES

Nestled in the picturesque setting of Cheltenham Way, Cleethorpes, this superb detached family home offers an exceptional living experience. With its prime location adjacent to a tranquil country park, this property is perfect for those seeking both comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, ideal for relaxation and family gatherings. The property boasts three reception rooms, including a delightful dining room that can also serve as a second reception area. The heart of the home is undoubtedly the fantastic open-plan fitted kitchen and living dining area, which provides a perfect space for entertaining and family meals. Additionally, a utility room and a convenient WC enhance the practicality of this well-designed home.

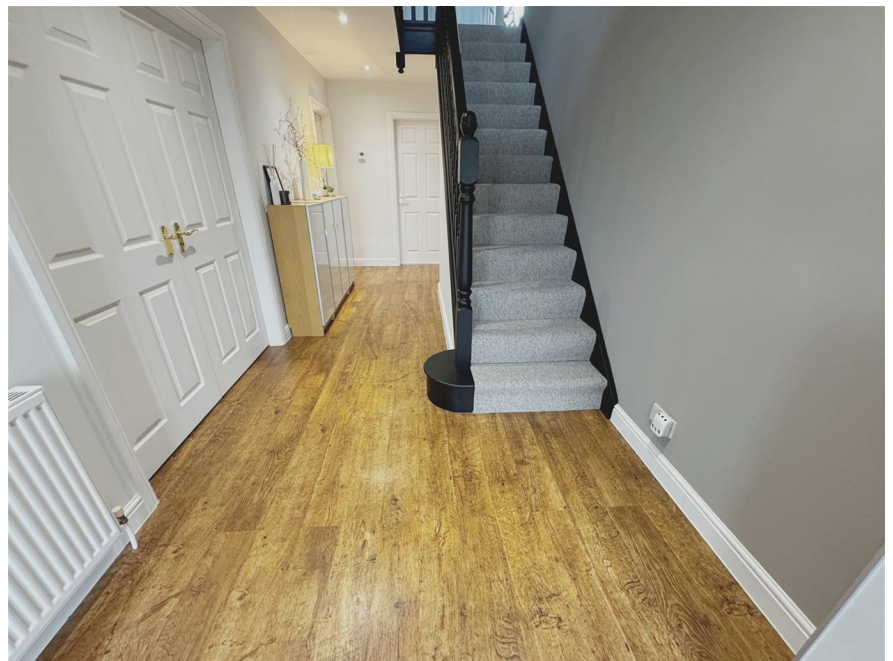
The first floor features four generously sized bedrooms, ensuring ample space for family and guests. The master bedroom benefits from an ensuite bathroom, while bedrooms one and two are equipped with built-in double wardrobes, providing plenty of storage. A modern family bathroom completes the upper level, offering both style and functionality.

Outside, the property boasts a well-maintained rear garden with inviting patio areas, perfect for outdoor entertaining or simply enjoying the fresh air. The front of the house offers ample off-road parking, along with a double garage, making it ideal for families with multiple cars.

Additional features include gas central heating, u.PVC double glazing, and solar panels, ensuring energy efficiency and comfort throughout the year. This remarkable home is a true gem, offering a blend of modern living and serene surroundings, making it an ideal choice for families looking to settle in Cleethorpes.

ENTRANCE HALL

Through a centralised composite front door into the hall with stairs to the first floor accommodation, a central heating radiator, two storage cupboards and spotlights to the ceiling.



23 CHELTENHAM WAY, CLEETHORPES

LOUNGE

19'6 into bay x 12'8 (5.94m into bay x 3.86m)

The spacious lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a wall mounted pebble effect electric fire with a feature tiled back and there is a light and coving to the ceiling.



LOUNGE



DINING ROOM

13'5 x 12'8 (4.09m x 3.86m)

The dining room is at the rear of the property with u.PVC double glazed French doors, a central heating radiator and wall lights.



KITCHEN/DINING AREA

24'3 x 9'8 increasing to 11'6 (7.39m x 2.95m increasing to 3.51m)

This fabulous open plan kitchen/diner with a range of Navy Blue wall and base units with contrasting work surfaces and up stands incorporating a white sink unit with a chrome mixer tap. Integrated appliances include a wine fridge, a dish washer, a waste disposal, a self cleaning electric oven, a combination microwave, an induction hob with a built in extraction unit. There is a centre island which is ideal for entertaining or family get-togethers and there is space for an American style fridge/freezer. A u.PVC double glazed window, two central heating radiators, laminate to the floor and lights and spotlights to the ceiling.



KITCHEN/DINING AREA



KITCHEN/LIVING/DINING AREA



23 CHELTENHAM WAY, CLEETHORPES

LIVING AREA

11'2 x 10'4 (3.40m x 3.15m)

The living area with views over the garden with u.PVC double glazed bi-folding doors and a u.PVC double glazed window, a central heating radiator, continuation of the laminate floor and spotlights to the ceiling.



UTILITY ROOM

9'2 x 5'2 (2.79m x 1.57m)

The utility room with a u.PVC double glazed door, Beech wall and base units with contrasting work surfaces over, there is plumbing for a washing machine and a tumble dryer with the plumbing for the tumble dryer being through the garage. Vinyl to the floor, a central heating radiator and a light to the ceiling.

WC

5'2 x 3'6 (1.57m x 1.07m)

With a white toilet, a white wall mounted vanity sink unit with a black mixer tap, a central heating radiator, laminate to the floor and a light to the ceiling.



23 CHELTENHAM WAY, CLEETHORPES

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. This spacious landing is currently being used as an office space with a u.PVC double glazed window, a central heating radiator, an airing cupboard with a central heating radiator inside and there is loft access and spotlights to the ceiling.



BEDROOM 1

12'8 - 15'4 to back of wardrobe x 13'4

(3.86m - 4.67m to back of wardrobe x 4.06m)

Bedroom 1 is to the back of the property with a u.PVC double glazed window, a central heating radiator, two built in double wardrobes and a light to the ceiling.



BEDROOM 1



ENSUITE

9'8 max x 5'3 (2.95m max x 1.60m)

With a white suite comprising of a toilet, a pedestal wash hand basin with a black mixer tap, a shower enclosure with an Aqualisa electric shower. A u.PVC double glazed window, fully tiled walls, a central heating radiator, vinyl to the floor and spotlights to the ceiling.



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BEDROOM 2

12'8 - 14'8 to back of wardrobe x 12'8

(3.86m - 4.47m to back of wardrobe x 3.86m)

Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, two built in wardrobes and a light to the ceiling.



BEDROOM 3

11'2 x 7'10 (3.40m x 2.39m)

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



BEDROOM 4

9'3 x 9'10 (2.82m x 3.00m)

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

23 CHELTENHAM WAY, CLEETHORPES

BATHROOM

7'10 x 7'5 (2.39m x 2.26m)

The modern bathroom which was only installed recently and comprises of a white P-shaped bath with a chrome mixer tap, a shower above and a glass shower screen, a toilet and a white sink with a chrome mixer tap sat upon an oak effect pedestal. A u.PVC double glazed window, fully tiled walls, a chrome ladder style radiator, laminate floor and spotlights to the ceiling.



BATHROOM



DOUBLE GARAGE

16'3 x 16'6 (4.95m x 5.03m)

The double garage with two up and over doors, a u.PVC double glazed window, a wall mounted central heating boiler, a consumer unit, solar panel controls, light and power within.

23 CHELTENHAM WAY, CLEETHORPES

OUTSIDE

The front garden has a fenced and hedged boundary and is laid to lawn with a border. The drive is block-paved for ample off road parking.

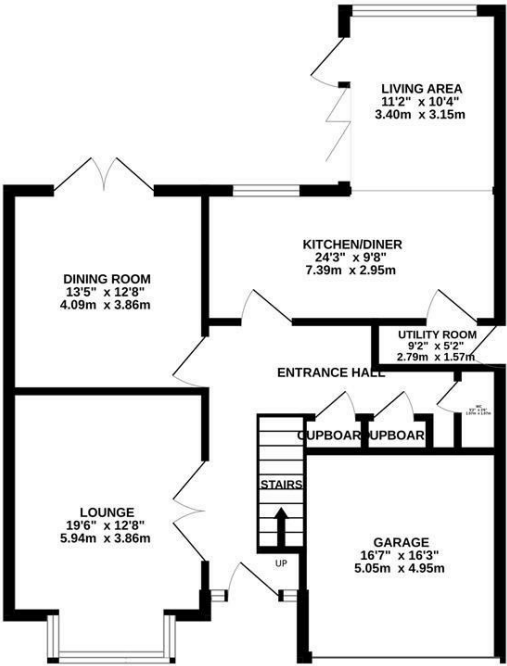
The south facing rear garden has a fenced boundary and is laid to lawn with established borders and a patio area. There is outside electrics, a tap and there is a timber shed.



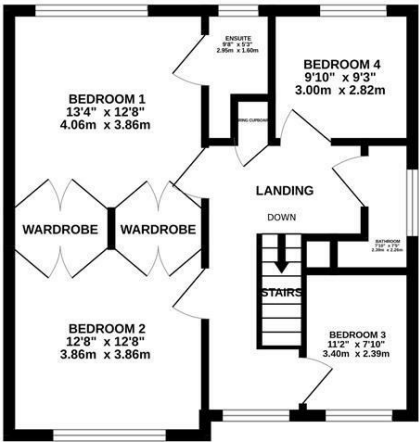
OUTSIDE



GROUND FLOOR



1ST FLOOR



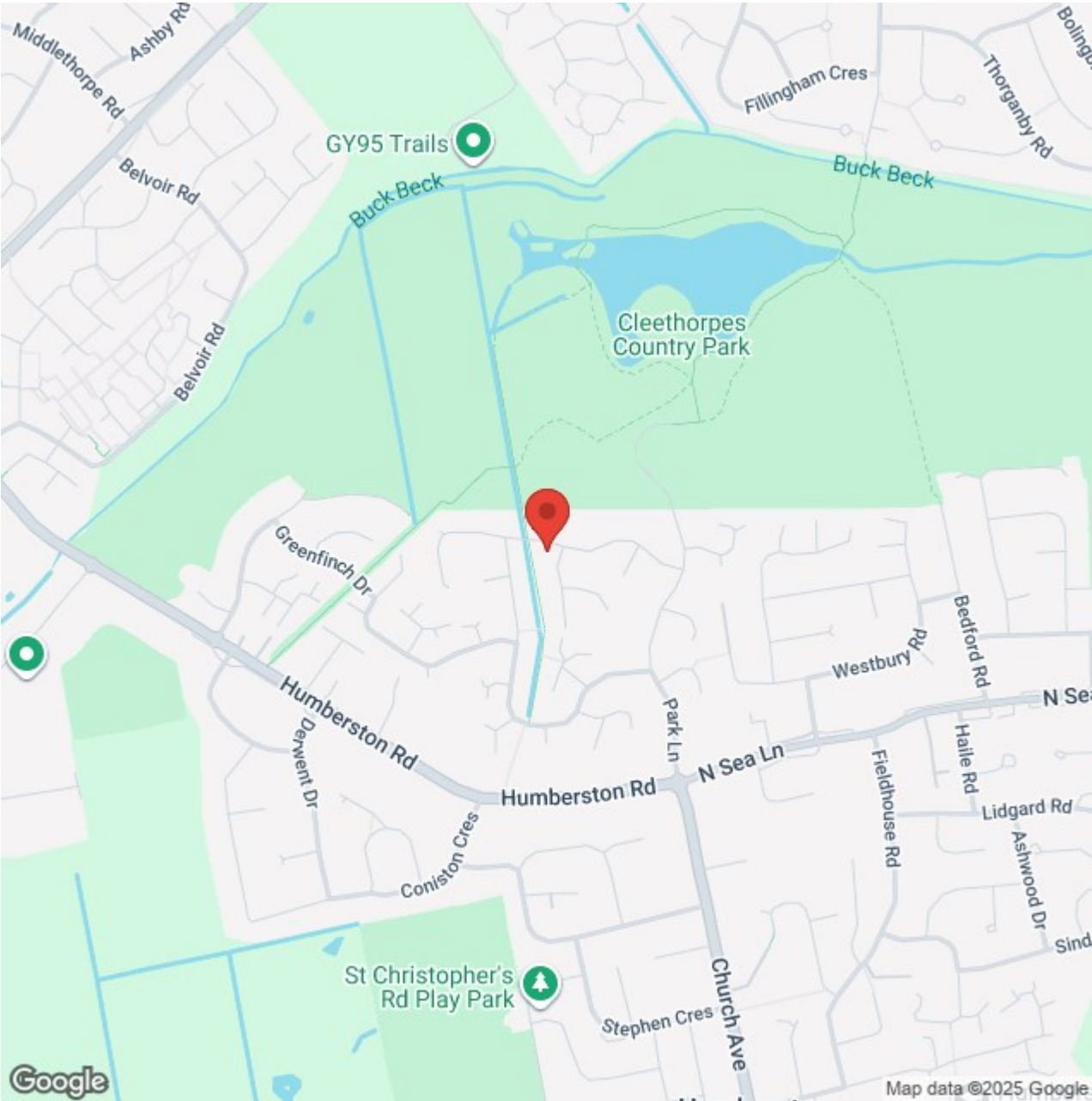
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) A		
(81-91) B		
(69-80) C	76	77
(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	



ADDITIONAL NOTES

FREE VALUATIONS:

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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 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.

(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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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