

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 45 LOVETT STREET, CLEETHORPES

**PURCHASE PRICE £79,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£79,950

#### TENURE

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



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## 45 LOVETT STREET, CLEETHORPES

Nestled in the heart of Cleethorpes on Lovett Street, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. With its prime location, the property is conveniently situated close to local amenities, schools, and the picturesque seafront, making it an ideal choice for families and those seeking a vibrant coastal lifestyle.

Upon entering, you are welcomed into a hall that leads to two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen provides ample space for culinary pursuits, while the downstairs bathroom adds to the practicality of the home. Upstairs, you will find three comfortable bedrooms, offering plenty of room for relaxation and personal space.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, both front and rear gardens provide delightful outdoor spaces for gardening enthusiasts or simply enjoying the fresh air.

Offered for sale with no chain, this property is ready for you to make it your own. Whether you are looking to invest or seeking your first home, this delightful terraced house on Lovett Street is not to be missed. Embrace the opportunity to live in a vibrant community with all the conveniences at your doorstep.

### **ENTRANCE PORCH**

Through a u.PVC double glazed door into the porch with part tiled walls, vinyl tiles to the floor and a hardwood and glazed door into the hall.

### **HALL**

With stairs to first floor accommodation, a central heating radiator, vinyl tiles to the floor and a light to the ceiling.

### **LOUNGE**

13'7 into bay x 9'4 (4.14m into bay x 2.84m)

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



## 45 LOVETT STREET, CLEETHORPES

### **DINING ROOM**

10'11 x 12'8 (3.33m x 3.86m)

With a u.PVC double glazed window, a central heating radiator, an under stairs cupboard, laminate to the floor, a light and coving to the ceiling.



### **KITCHEN**

12'8 x 7'5 (3.86m x 2.26m)

With a range of wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with chrome taps and tiled splash backs. An electric cooker with a stainless steel extractor fan above, a wall mounted central heating boiler and plumbing for a washing machine. A u.PVC double glazed window, laminate to the floor, a light and coving to the ceiling.



## 45 LOVETT STREET, CLEETHORPES

### KITCHEN



### LOBBY

2'7 x 2'10 (0.79m x 0.86m)

With a u.PVC double glazed door, vinyl tiles to the floor and a light to the ceiling.

### BATHROOM

7'5 decreasing to 4'3 x 6'6 decreasing to 3'0

(2.26m decreasing to 1.30m x 1.98m

decreasing to 0.)

Comprising of a panelled bath, a chrome mixer tap, a plumbed shower and a glass shower screen, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, vinyl tiles to the floor, a central heating radiator, a light and coving to the ceiling.



### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off and there is a light to the ceiling.

## 45 LOVETT STREET, CLEETHORPES

### **BEDROOM 1**

11'0 x 12'8 (3.35m x 3.86m)

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. There is a walk-in wardrobe with access to the loft.



### **BEDROOM 2**

11'0 x 8'11 (3.35m x 2.72m)

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



## 45 LOVETT STREET, CLEETHORPES

### **BEDROOM 3**

12'3 x 7'7 (3.73m x 2.31m)

With a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



### **OUTSIDE**

The front garden has a walled boundary and is mainly laid to decorative stones with a concrete path to the front door.

The rear garden has a fenced and walled boundary with a wooden gate. It is mainly laid to lawn with a concrete path and there is brick store/shed.

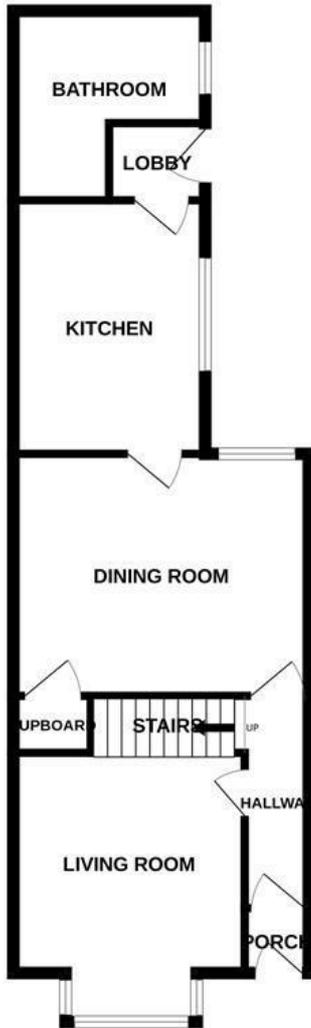


45 LOVETT STREET, CLEETHORPES

OUTSIDE



GROUND FLOOR



1ST FLOOR



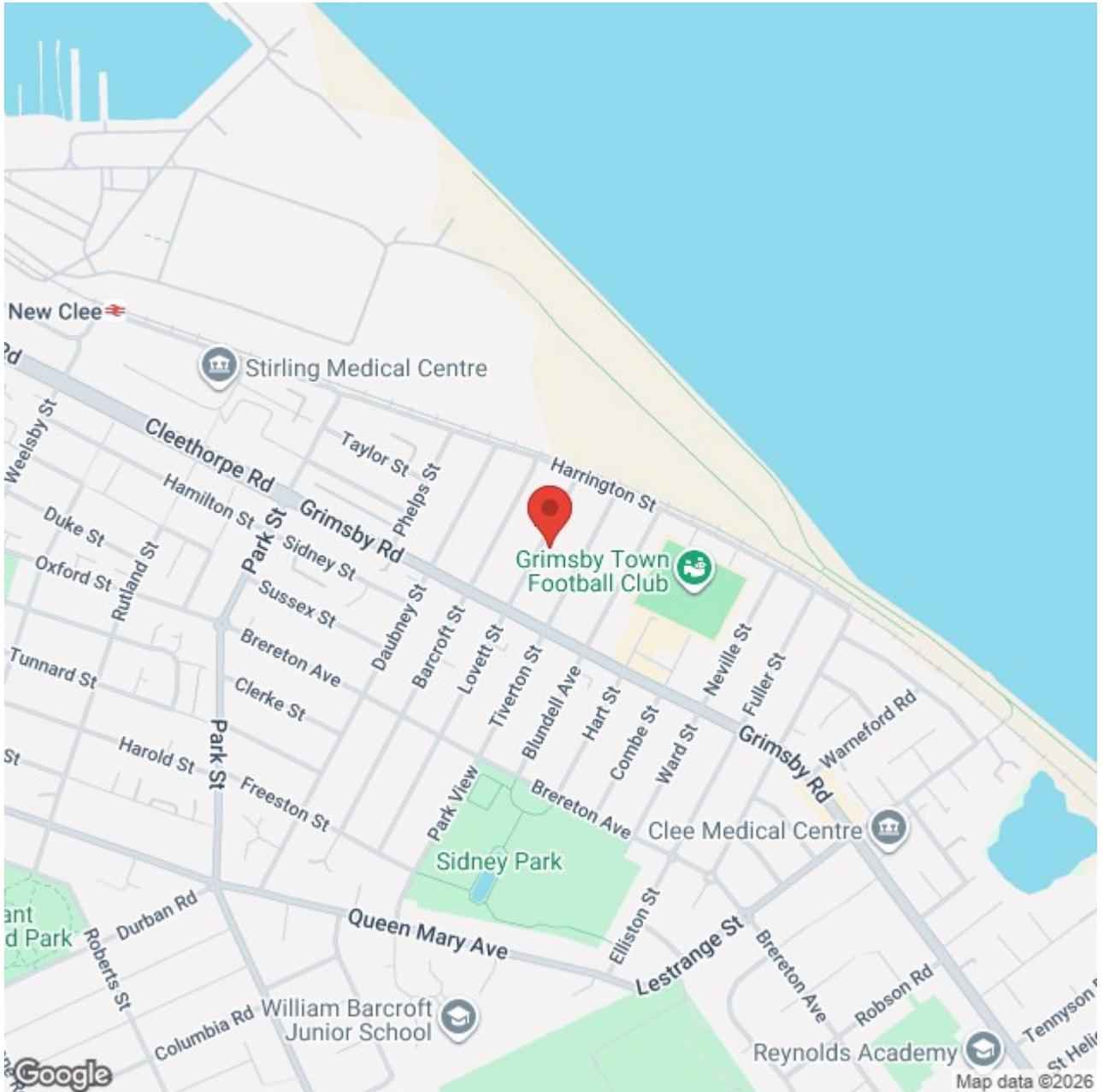
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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