



## 62 Lovett Street Cleethorpes, North East Lincolnshire DN35 7BH

We are delighted to offer for sale this THREE BEDROOM MID TERRACE PROPERTY situated just off Grimsby Road close to all local amenities, Cleethorpes town centre, promenade and fantastic links to the Humber bank and motorways. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance porch, hallway, lounge open to dining room, kitchen, utility lobby and bathroom and to the first floor three good sized. Having a walled garden to the front and enclosed rear garden. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £85,000**

- CLEETHORPES LOCATION
- MID TERRACE PROPERTY
- THREE BEDROOMS
- LOUNGE DINER
- KITCHEN
- UTILITY LOBBY
- BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- NO FORWARD CHAIN



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

.

### ENTRANCE

Accessed via a half glazed uPVC door into the entrance porch.

### PORCH

Having fitted mat flooring and open to the hallway.

### HALLWAY

Having newly fitted carpeted flooring with carpeted stairs leading to the first floor, coved ceiling and radiator.



### LOUNGE

13'10" x 9'7" (4.22 x 2.94)

To the front of the property with a uPVC double glazed square bay window, coved ceiling, radiator and newly fitted carpeted flooring. The main focal point is the composite fire surround with marble hearth and back and inset coal effect gas fire. Open to the dining room.



### LOUNGE

Additional Photograph





### DINING ROOM

12'5" x 10'1" (3.80 x 3.08)

Open from the lounge with continued newly carpeted flooring, coved ceiling, radiator, large under stairs storage cupboard and uPVC double glazed French door with light window above.



### DINING ROOM

Additional Photograph



### KITCHEN

14'6" x 8'6" (4.43 x 2.60)

The kitchen benefits from a large range of cream gloss fronted wall and base units with wood worksurfaces and tiled splash backs incorporating a composite sink and drainer, rangemaster oven with stainless steel chimney style extractor hood above, having ample space for a dishwasher and freestanding fridge freezer. Finished with coved ceiling, tiled flooring and uPVC double glazed window to the aide aspect. Wall mounted boiler.



### KITCHEN

Additional Photograph



## KITCHEN

Additional Photograph



## KITCHEN

Additional Photograph



## UTILITY LOBBY

Having continued tiled flooring with uPVC double glazed door to the side aspect. Plumbing for an automatic washing machine.

## BATHROOM

7'5" x 5'3" (2.27 x 1.62)

Benefitting from a white three piece suite comprising of; Bath with electric shower over and Aqua panelling to the splashbacks, pedestal hand wash basin and low flush wc. Finished with fully tiled walls and floor, heated towel rail and uPVC double glazed window to the rear aspect.

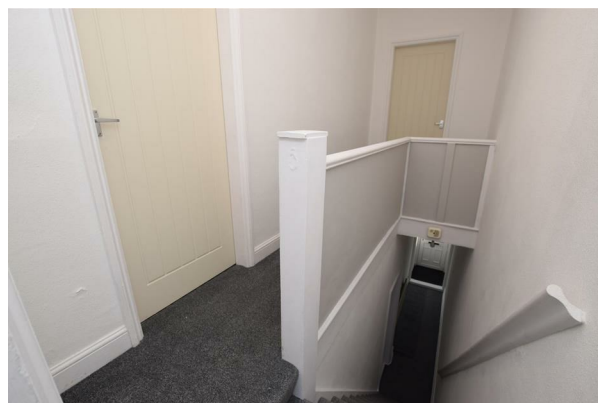


## FIRST FLOOR

.

## FIRST FLOOR LANDING

Having continued newly fitted carpeting from the stairs, enclosed banister and loft access to the ceiling.



### BEDROOM ONE

13'1" x 11'10" (3.99 x 3.63)

To the front of the property with a uPVC double glazed window, coved ceiling, newly fitted carpeting and radiator. Retaining the original cast iron grate.



### BEDROOM ONE

Additional Photograph



### BEDROOM TWO

12'10" x 7'9" (3.92 x 2.38)

To the middle of the property with a uPVC double glazed window to the rear, coved ceiling, newly fitted carpet and radiator.



### BEDROOM THREE

11'1" x 7'6" (3.38 x 2.29)

To the rear of the property with a uPVC double glazed window, newly fitted carpeting and radiator.



### OUTSIDE

### GARDENS

The property stands with a low maintenance front garden having walled boundaries and wrought iron entrance gate. The rear garden has a mixture of fenced and walled boundaries with a wooden access gate leading to the secure passage way. Having dual aspect paved patio areas, one with a pagoda above and artificial lawn.



### GARDENS

Additional Photograph



### COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC -

### TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### VIEWING ARRANGEMENTS

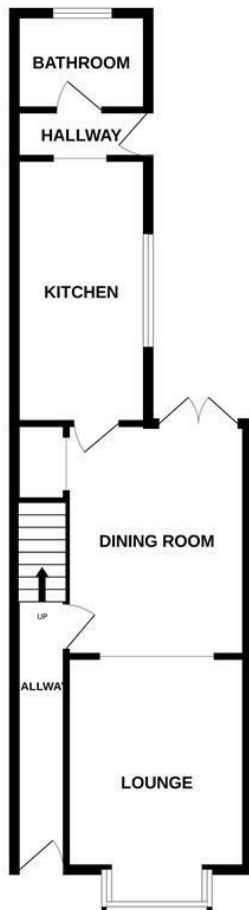
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### OPENING TIMES

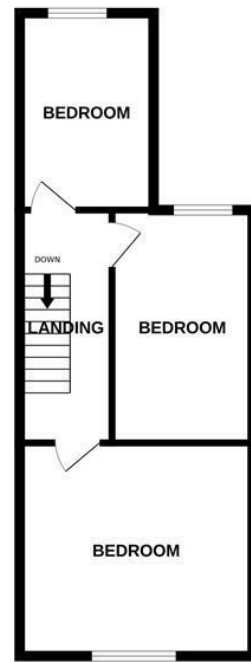
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



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.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.