

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

34 LINDSEY ROAD, CLEETHORPES

PURCHASE PRICE £135,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£135,000

TENURE

We understand the property to be Leasehold with a 999 year lease from 6th October 1922 and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



34 LINDSEY ROAD, CLEETHORPES

Nestled on Lindsey Road in the charming coastal town of Cleethorpes, this semi-detached leasehold bungalow presents an excellent opportunity for those seeking a property with great potential. Offered for sale with no chain, this bungalow is ideal for investors or first-time buyers looking to make their mark with some updating.

The property features a welcoming entrance hall that leads into a spacious lounge, perfect for relaxation or entertaining guests. The kitchen/diner provides a functional space for family meals and gatherings, while the two bedrooms offer comfortable accommodation. The shower room is conveniently located, catering to the needs of modern living.

This bungalow benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, you will find both front and rear gardens, providing a lovely outdoor space to enjoy the fresh sea air. Additionally, there is off-road parking available for one vehicle, adding to the convenience of this property.

Situated close to the seafront and local amenities, this bungalow is ideally located for those who appreciate coastal living. With its potential for renovation and improvement, this property is a blank canvas waiting for your personal touch. Don't miss the chance to make this delightful bungalow your own.

Please note this property is sold as seen and that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

ENTRANCE HALL

Through a u.PVC door into the hall where doors to all rooms lead off, a built in cupboard and a light to the ceiling.

LOUNGE

13'11 x 11'11 (4.24m x 3.63m)

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



KITCHEN/DINER



KITCHEN

10'5 x 8'9 (3.18m x 2.67m)

With a range of white wall and base units, contrasting work surfaces and up stands, a black sink unit with a chrome mixer tap. An electric oven, a gas hob with a housed extractor fan above. Two u.PVC double glazed windows, a central heating radiator, a tiled floor and a light to the ceiling.



34 LINDSEY ROAD, CLEETHORPES

DINING AREA

14'7 x 11'3 (4.45m x 3.43m)

With a u.PVC double glazed door, built in cupboard one of which housed the central heating boiler, a tiled floor and a light to the ceiling.



BEDROOM 1

12'4 x 11'11 (3.76m x 3.63m)

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



34 LINDSEY ROAD, CLEETHORPES

BEDROOM 2

11'11 x 11'0 (3.63m x 3.35m)

Another 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.



SHOWER ROOM

8'6 x 5'7 (2.59m x 1.70m)

Comprising of a shower enclosure with a plumbed shower, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, fully tiled walls and floor, a chrome ladder style radiator, a light and loft access to the ceiling.



OUTSIDE

The front garden has a walled and fenced boundary with wrought iron double gates and it is laid to decorative stones with a concrete path to the front door.

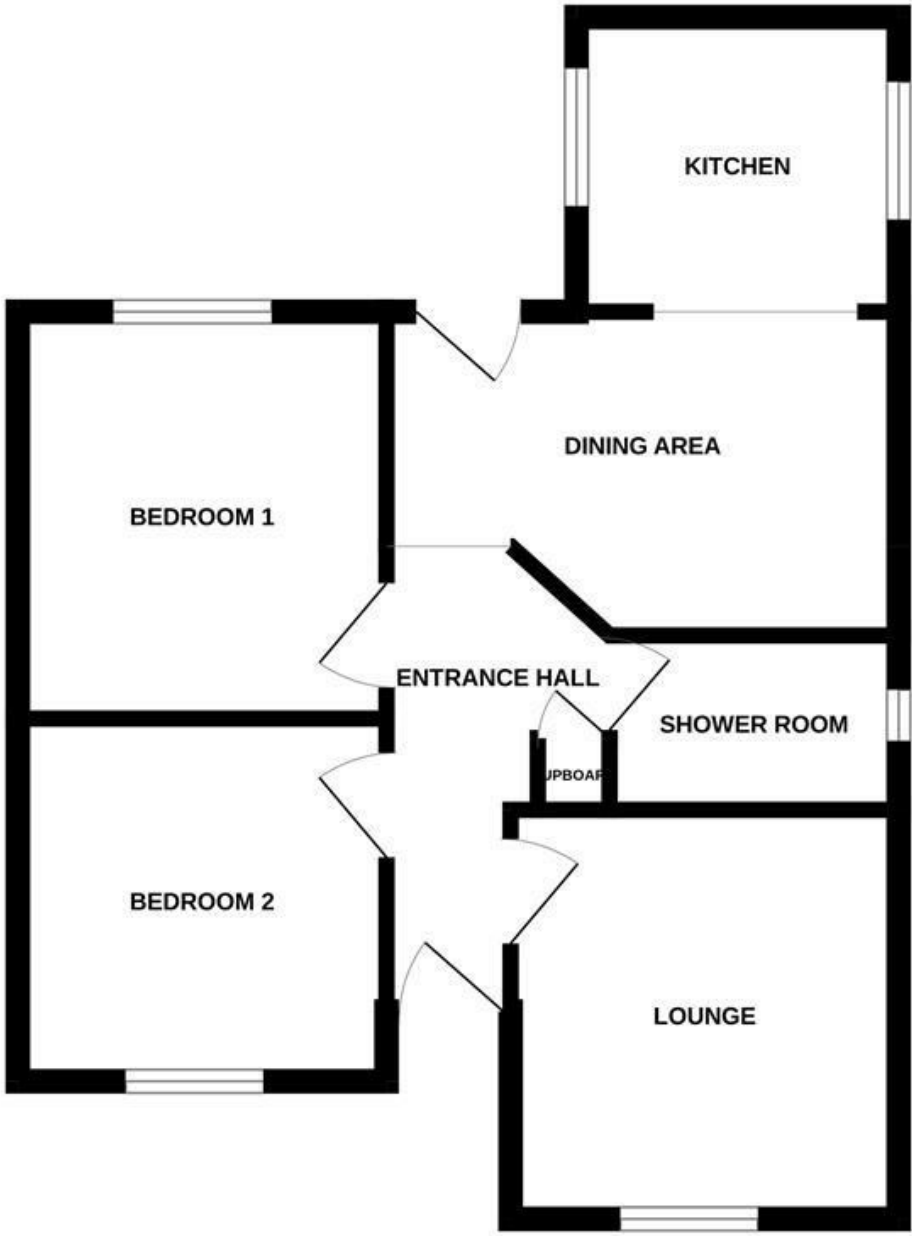
The rear garden has a fenced boundary and is laid to lawn with established trees and bushes, there is a decorative stoned area, a decorative chippings area and a timber shed.

LEASE

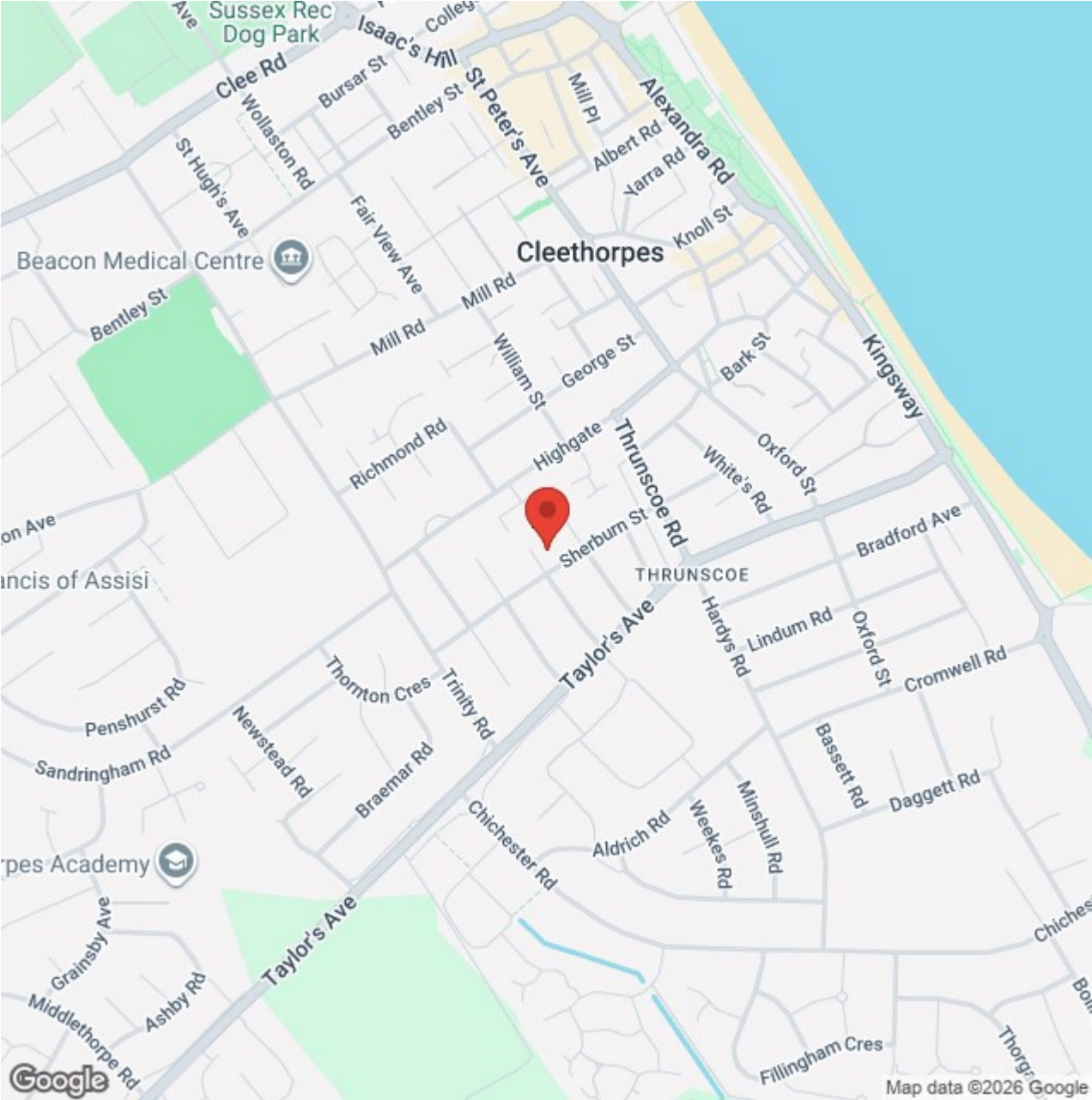
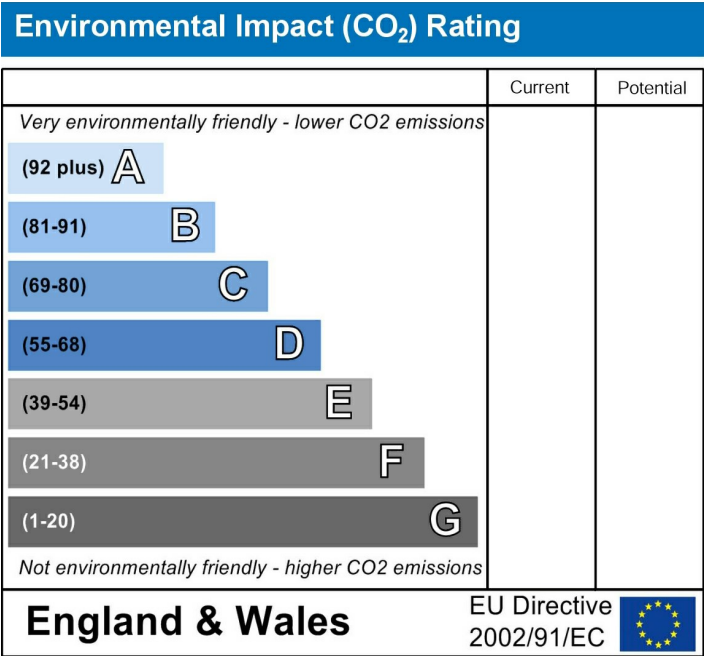
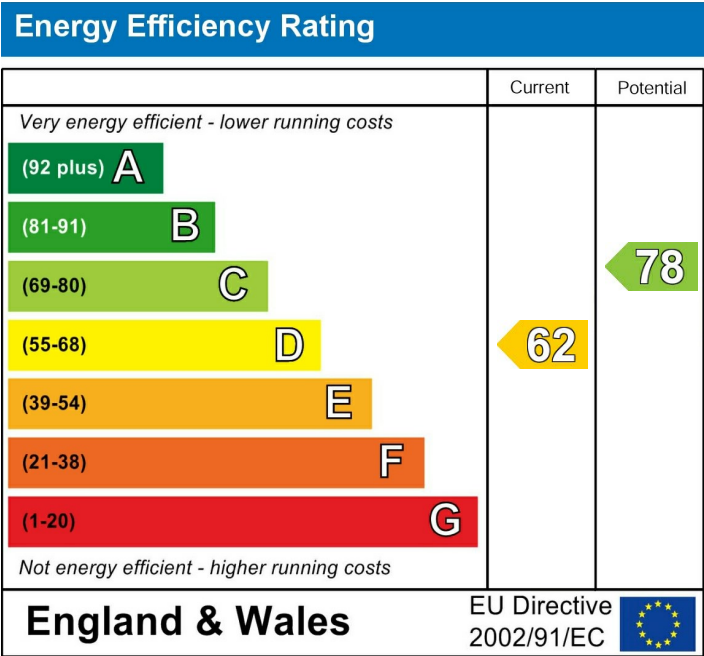
Leasehold term 999 years from 6th October 1922

Ground Rent fixed at £7.50 per year

GROUND 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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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