

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 35 QUEENS PARADE, CLEETHORPES

**PURCHASE PRICE £450,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

D

#### PURCHASE PRICE

£450,000

#### TENURE

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



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### 35 QUEENS PARADE, CLEETHORPES

Nestled in the charming area of Queens Parade, Cleethorpes, this distinguished detached house presents a unique opportunity for those seeking a traditional period property. One of only four built in this desirable location, the home is ideally situated within walking distance of the seafront, local shops, and schools, making it perfect for families and individuals alike.

Upon entering, you are greeted by a welcoming entrance hall adorned with a beautiful stained glass window, setting the tone for the character that flows throughout the home. The ground floor boasts three spacious reception rooms, including a comfortable lounge, a dining room perfect for entertaining, a cosy reading room and a WC. The kitchen breakfast room is well-equipped and leads to a handy pantry, utility room, and boiler room.

Venturing to the first floor, you will find four generously sized bedrooms, providing ample space for family or guests. The first floor also features a bathroom, a shower room, and an additional WC, ensuring convenience for all.

The property is set within delightful front, side, and rear gardens, offering a tranquil outdoor space to enjoy. With off-road parking for up to five vehicles and a garage, this home caters to those with multiple cars or who simply appreciate the luxury of space.

While the property requires some updating, it presents a fantastic opportunity to create a personalised haven in a sought-after location. With double glazing and gas central heating already in place, the essentials are covered, allowing you to focus on transforming this charming house into your dream home. Don't miss the chance to own a piece of Cleethorpes' history in this remarkable property.

#### **FRONT**



## 35 QUEENS PARADE, CLEETHORPES

### FRONT



### ENTRANCE HALL

12'4 x 5'10 (3.76m x 1.78m)

The entrance hall with a hardwood doors, stairs to the first floor accommodation, wood panelling to the walls, parquet flooring, two lights and beams to the ceiling.



## 35 QUEENS PARADE, CLEETHORPES

### ENTRANCE HALL



### LOUNGE

14'6 x 18'1 (4.42m x 5.51m)

The lounge with two u.PVC double glazed walk-in bay windows, a brick fireplace with a wooden mantle and a gas fire. Two central heating radiators and two lights to the ceiling.



## 35 QUEENS PARADE, CLEETHORPES

### LOUNGE



### DINING ROOM

15'10 x 13'11 (4.83m x 4.24m)

With a u.PVC double glazed walk-in bay window, a u.PVC double glazed window, a wooden fire surround with a tiled back and hearth. A central heating radiator, a light and beams to the ceiling.



## 35 QUEENS PARADE, CLEETHORPES

### **READING ROOM**

10'10 x 8'4 (3.30m x 2.54m)

With two u.PVC double glazed windows, a wooden fire surround with a tiled back and hearth and built in cupboards and shelves. A central heating radiator, vinyl to the floor and a light to the ceiling.



### **WC**

4'9 x 5'11 (1.45m x 1.80m)

With a toilet, a wall mounted sink with chrome taps. A u.PVC double glazed window, a central heating radiator, a tiled floor, a cupboard housing the electric meter and a light to the ceiling.

### **KITCHEN**

12'2 x 10'11 (3.71m x 3.33m)

The kitchen with a range of oak base units, contrasting work surfaces and up-stands, two circular sink units with a chrome mixer tap. A housed electric double oven, a gas hob with a housed extractor fan above, and an integrated fridge. Two u.PVC double glazed windows, a central heating radiator, a serving hatch into the dining room, the old bell machine, a tiled floor and a light to the ceiling.



## 35 QUEENS PARADE, CLEETHORPES

### **KITCHEN**



### **PANTRY**

5'1 x 7'4 (1.55m x 2.24m)

With a u.PVC double glazed window, built in cupboards, a tiled floor and a light to the ceiling.

### **REAR LOBBY**

7'8 x 3'2 (2.34m x 0.97m)

With a hardwood door, a tiled floor and a light to the ceiling

### **UTILITY ROOM**

6'10 x 7'5 (2.08m x 2.26m)

With a u.PVC double glazed window, a white ceramic sink with chrome taps, plumbing for a washing machine. Part tiled walls, a tiled floor and a light to the ceiling.

### **BOILER ROOM**

8'2 3'6 (2.49m 1.07m)

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

### **STORE ROOM**

2'11 x 5'2 (0.89m x 1.57m)

With a u.PVC double glazed window, a tiled floor and a light to the ceiling.

## 35 QUEENS PARADE, CLEETHORPES

### LANDING

23'5 x 5'2 (7.14m x 1.57m)

The spacious landing with a beautiful stained glass window, doors to all rooms lead off, a built in cupboard and two lights to the ceiling.



### LANDING

### BEDROOM 1

15'3 x 13'11 (4.65m x 4.24m)

This double bedroom with two u.PVC double glazed windows, built-in wardrobes, over head cupboards, dressing tables, drawers and shelving. A central heating radiator and a light to the ceiling.



**BEDROOM 1**



**BEDROOM 2**

14'4 x 11'3 (4.37m x 3.43m)

Another double bedroom with three u.PVC double glazed windows, a wooden fire surround with a marble back. A built in wardrobe, a central heating radiator and a light to the ceiling.



**BEDROOM 2**



**BEDROOM 3**

12'2 x 10'10 (3.71m x 3.30m)

The third double bedroom with three u.PVC double glazed windows, a wooden fire surround with a tiled back and hearth. A central heating radiator and a light to the ceiling.



**BEDROOM 3**



**BEDROOM 4**

10'10 x 9'4 (3.30m x 2.84m)

With two u.PVC double glazed windows, a built in drawers, a central heating radiator and a light to the ceiling.



**BEDROOM 4**



**FAMILY BATHROOM**

8'9 x 7'4 (2.67m x 2.24m)

The family bathroom comprising of a bath, a chrome mixer shower tap, and a wall mounted sink unit with a chrome mixer tap. Two u.PVC double glazed windows, fully tiled walls, a central heating radiator with a chrome towel rail, a tiled floor and spotlights to the ceiling.



## 35 QUEENS PARADE, CLEETHORPES

### **SHOWER ROOM**

5'10 x 7'0 (1.78m x 2.13m)

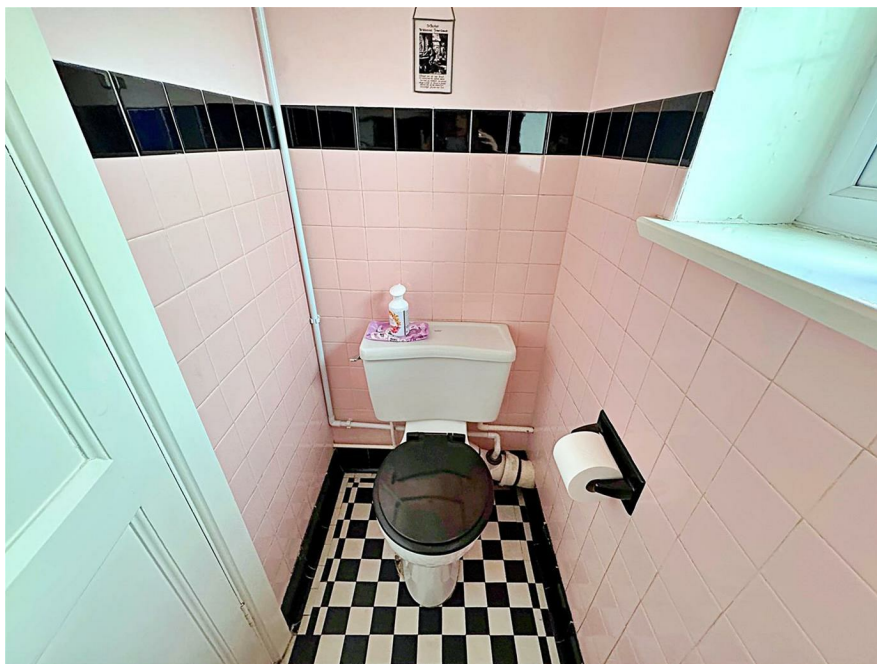
The shower room with a shower enclosure, a plumbed shower and vanity sink unit . A u.PVC double glazed window, a central heating radiator, part tiled walls, vinyl to the floor and a spotlights to the ceiling.



### **WC**

5'2 x 2'11 (1.57m x 0.89m)

With a u.PVC double glazed window, a toilet, part tiled walls, a central heating radiator, a tiled floor and a light to the ceiling.



## 35 QUEENS PARADE, CLEETHORPES

### CONSERVATORY

9'9 x 16'1 (2.97m x 4.90m)

The conservatory with u.PVC double glazed windows and u.PVC double glazed sliding patio doors, exposed brick and vinyl to the floor.



### GARAGE

20'4 x 10'11 (6.20m x 3.33m)

The brick built garage with double wooden doors, there is light and power within.



### SHED

9'5 x 5'4 (2.87m x 1.63m)

The brick shed with a wooden door and a u.PVC double glazed window, there is light and power within.

### 35 QUEENS PARADE, CLEETHORPES

#### OUTSIDE

The property is set within attractive hedged and walled boundaries, offering both privacy and charm. The landscaped garden is predominantly laid with paving and decorative stone, complemented by an array of established plants, shrubs and mature trees, together with a delightful pergola providing an ideal spot for outdoor relaxation. A block-paved parking area offers ample off-road parking, while a concrete driveway leads to the garage.



#### OUTSIDE

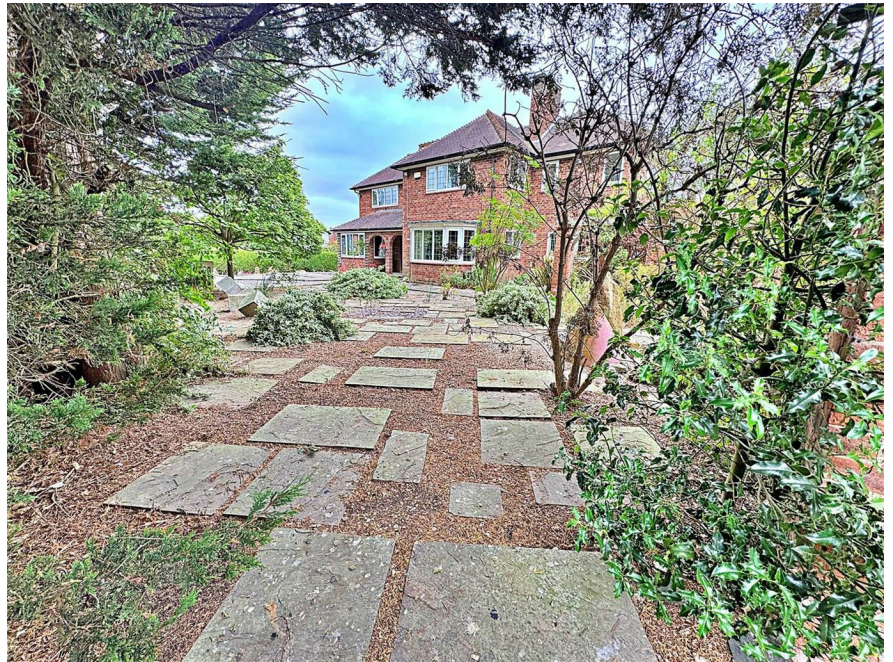


## 35 QUEENS PARADE, CLEETHORPES

### OUTSIDE



### OUTSIDE



### DRONE

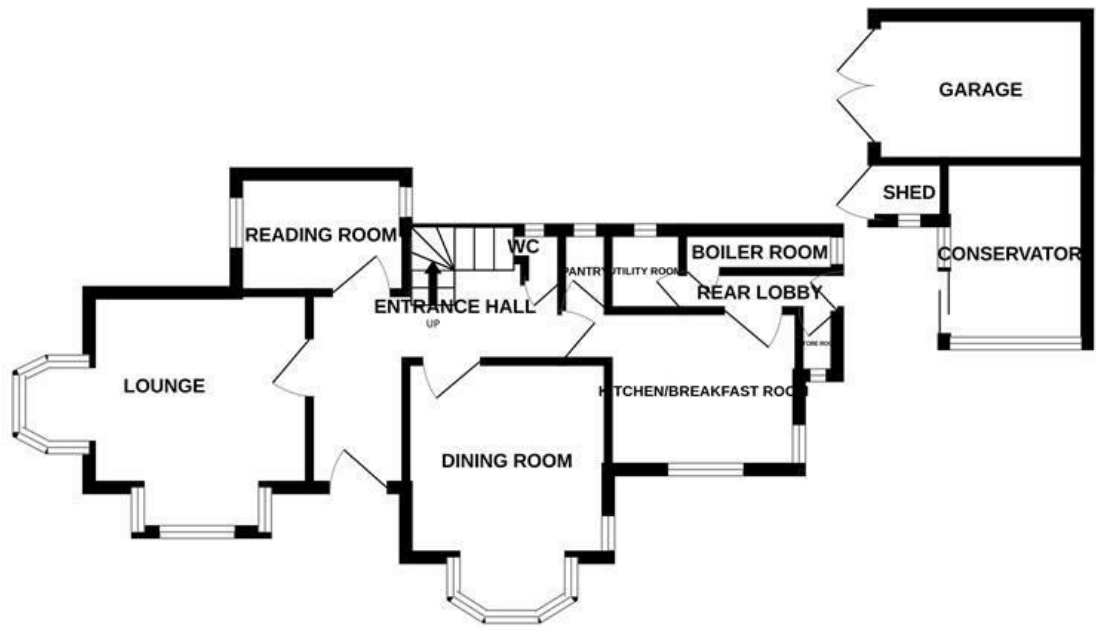


## 35 QUEENS PARADE, CLEETHORPES

### DRONE



GROUND FLOOR



1ST FLOOR



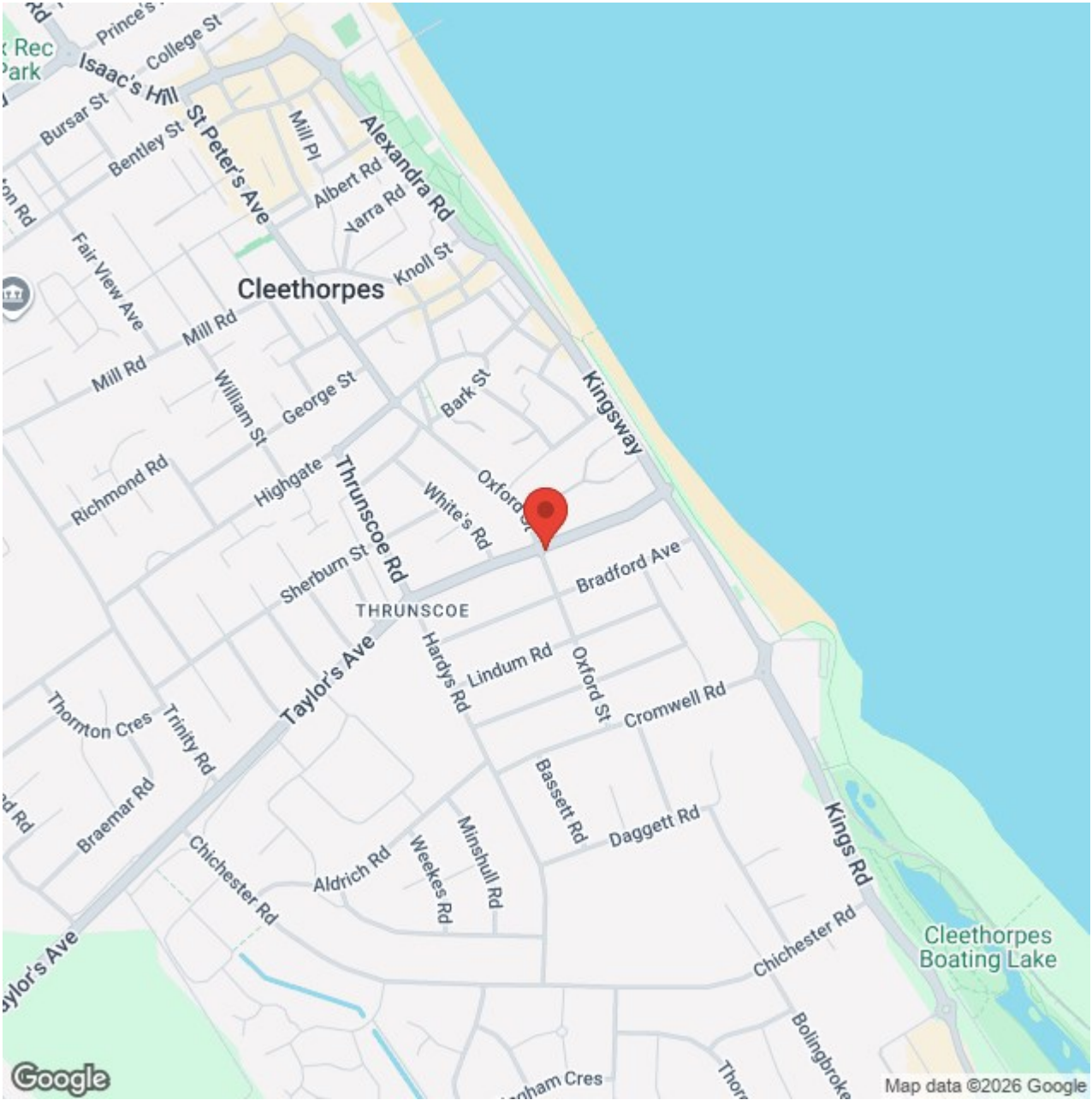
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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                                   |                         |                                                                                   |
| (55-68) D                                   | 67                      | 77                                                                                |
| (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 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:**

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](mailto: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 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