



**Lindsey Road  
Cleethorpes  
Lincolnshire  
DN35**

**Offers in Excess of £190,000**

**bettermove** 

# Lindsey Road Cleethorpes

Bettermove are proud to present this 3 bedroom semi-detached in Cleethorpes, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is B.

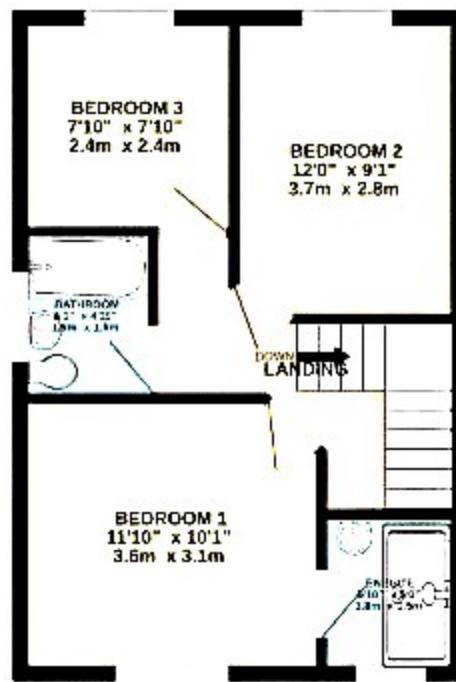
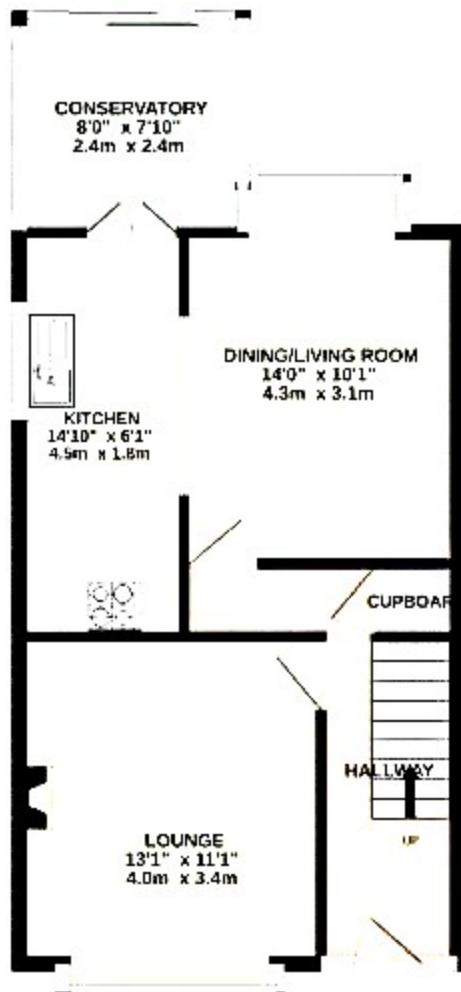
This is a leasehold property with 895 years remaining on the lease; the ground rent is £6.00 per annum.

The interior of this beautifully presented property comprises a spacious living room, with a traditional bay window, dining room, fitted kitchen, and conservatory on the ground floor. The first floor consists of three bedrooms, with the master bedroom benefitting from a private en-suite, alongside the family bathroom. The exterior boasts a private rear garden, with both lawn and patio areas, perfect for enjoying the summer months.

Located in the popular coastal town of Cleethorpes, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to the seafront. Excellent transport connections can be found from Cleethorpes Train Station, a variety of local bus routes, and quick access to the A16.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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