

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 99 LOVETT STREET, CLEETHORPES

**PURCHASE PRICE £79,950 FREEHOLD**



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£79,950

TENURE

FREEHOLD - NO CHAIN



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Registered in England No. 4782567



## 99 LOVETT STREET, CLEETHORPES

This three bedroomed, mid terraced house benefits from u.PVC double glazing and gas central heating. The two reception rooms are joined now, there is a nicely fitted kitchen, a rear utility area and bathroom with a white suite. Gardens to the front and to the back. The property is tidy, it has been let for many years successfully. NO ONWARD CHAIN.

### ENTRANCE HALL

There is a u.PVC double glazed front door to the porchway, which is tiled each side to the walls and the original tiled floor below. There is an inner glazed door to the hall, a central heating radiator, the stairs are ahead, the lounge is to your left.

### LOUNGE-DINING ROOM

12'6" x 9'8" plus 13' x 10' (3.81m x 2.95m plus 3.96m x 3.05m)

The lounge and dining room are now combined. There is an arch between the two. The lounge area to the front with a u.PVC double glazed window, cornice to the ceiling, a central heating radiator. The gas fire with a traditional mantle surround. The dining area with a u.PVC double glazed window, coving to the ceiling, a central heating radiator, a matching fireplace to the lounge here and then the understairs cupboard.



### DINING AREA



**KITCHEN**

11' x 7'6" (3.35m x 2.29m)

The kitchen is nicely fitted with units to the base and wall, chrome style door furniture, post form work tops each side. There are tiled reveals, an inset stainless steel sink unit. Integrated four ring gas hob, the oven below and the exchanger above. Space for a fridge here. A central heating radiator, downlighters above, a u.PVC double glazed window to the side, the tiled floors continues through to the:-



**UTILITY ROOM**

7'6" x 5'7" (2.29m x 1.70m)

The utility room has plumbing for a washing machine and a dishwasher, the Ideal Logic Combi boiler is wall mounted here. There is a u.PVC double glazed door, it leads off to the garden path at the side.

**BATHROOM**

7'6" x 7'6" (2.29m x 2.29m)

The bathroom leads directly off the utility room. There is a white suite, the bath with a hand held shower, pedestal wash hand basin, a close coupled W.C. A central heating radiator, the walls are largely tiled. A u.PVC double glazed obscure window to the side.



**LANDING**

Up the stairs to the landing with a spelled balustrade and loft entrance, all nicely panelled doors lead off.

**99 LOVETT STREET, CLEETHORPES**

**BEDDROOM 1**

13' x 12' (3.96m x 3.66m)

This bedroom is to the front of the property with a u.PVC double glazed window and a central heating radiator.



## 99 LOVETT STREET, CLEETHORPES

### **BEDROOM 2**

13' x 8' (3.96m x 2.44m)

This bedroom with a u.PVC double glazed window and a central heating radiator.



### **BEDROOM 3**

10'9" x 7'5" (3.28m x 2.26m)

This bedroom is to the back of the property with a u.PVC double glazed window and a central heating radiator.




### **GARDENS**


The front garden is walled and gated. The back garden is walled and fenced and there is a little patio area at the far end.

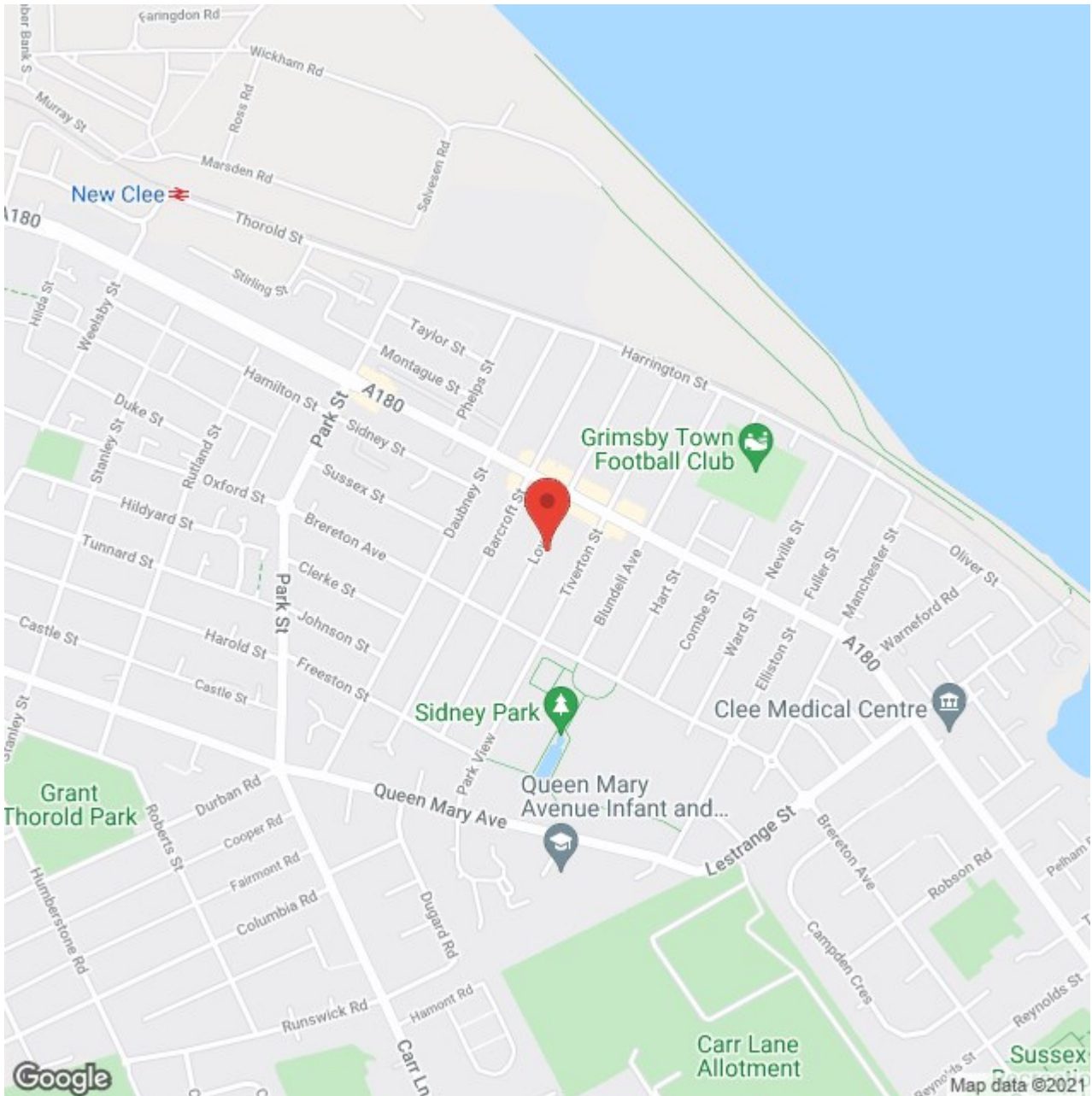


## Energy Efficiency Rating

	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>	<b>58</b>	<b>68</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>	<b>52</b>	<b>63</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 Emma Hyldon 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 Emma Hyldon directly on 07522 622 159 or [emma@personal-touch-mortgages.co.uk](mailto:emma@personal-touch-mortgages.co.uk).

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)*

**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