



74 Lestrangle Street, Cleethorpes,  
DN35 7HL  
£175,950

**ASTON ESTATES**  
Established 2008



## 74 Lestrange Street, Cleethorpes, DN35 7HL

A beautiful, semi-detached property, with lots of character offered unfurnished.

Situated in a well-known residential area, this property is a short 10-minute walk from Cleethorpes beach front.

The commodious property includes a large kitchen, an open living/dining area, three sizeable bedrooms, first floor shower-room, downstairs W/C and gardens to the front and rear.



**74 Lestrange Street, Cleethorpes, DN35 7HL**

**Key Features:**

- Semi-Detached
- Offered Unfurnished
- Large Kitchen
- Open Living-Dining area
- 3 Bedrooms
- Shower room to the first floor
- Downstairs W/C
- Garage
- Driveway
- Gardens to the front and rear
- Freehold



14/05/2024, 12:28 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
74 Lestrange Street CLEETHORPES DN35 7HL	Energy rating <b>F</b>	Valid until: 12 May 2034 Certificate number: 2025-4818-2114-8863-6313
Property type	Semi-detached house	
Total floor area	97 square metres	

**Rules on letting this property**

**ⓘ You may not be able to let this property**

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

**Energy rating and score**

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	63	
1-20	G		60

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60



## Location:

Situated in a popular residential neighbourhood, this delightful property boasts a convenient location. Just a brief 10-minute stroll away, residents can enjoy numerous advantages such as Cleethorpes beach front.

## Stations:

- Cleethorpes (0.7mi.)
- New Clee (0.9mi.)
- Grimsby Docks (1.4mi.)

## Doctors/Pharmacy:

- Clee Medical Centre (0.3mi)
- Cottingham Pharmacy (0.7mi)

## Schools:

- Elliston Primary Academy (0.2mi.)
- Queen Mary Avenue Infant School (0.2mi.)
- William Barcroft Junior School (0.3mi.)
- Havelock Academy (1.2mi)

## Measurements:

Front room – 44.54 x 11.03 (into chimney breast) x 12.16 (into wall)  
This spacious area is located at the front of the property.

Hallway – 14.13 x 3.05

Downstairs W/C – 5.42 x 2.45

Kitchen – 9.08 x 11.76 x 5.65 x 18.24  
The kitchen is situated at the rear of the property and has an array of wall and base units. The perfect space for cooking your favourite meals.

Bedroom 1 – 9.49 x 10.97 x 13.87 (into bay window)  
This bedroom is situated at the front elevation of the property. The large bay window allows for natural light to flood the space.

Bedroom 2 – 10.13 x 11.60  
This bedroom can be found in the centre of the landing.

Bedroom 3 – 7.64 x 7.10  
This room is located at the rear elevation of the property, overlooking the rear garden.

All bedrooms benefit from built in closets.

Shower room – 5.58 x 7.75

The shower room is found in the centre of the landing opposite bedroom 2. This room benefits from an overhead shower, wash basin and W/C.

Landing – 15.31 x 3.04







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Viewings Strictly via agent

Contact us on 01472 230988 or via email [aston.estates@hotmail.co.uk](mailto:aston.estates@hotmail.co.uk) to arrange a viewing.



