



MASONS
EST. 1850

THE SANDS, 14 KINGS ROAD,
CLEETHORPES

ABOUT THE SANDS

Occupying a third of an acre in a prime location close to the beach and amenities is this stunning four bedroom chalet style house within the popular seaside town of Cleethorpes. Individually designed with spacious and elegant accommodation, the house offers versatile living with three reception rooms and an open plan kitchen to rear with doors onto the rear terrace. Three bedrooms and bathroom to the first floor with front and rear balconies plus a ground floor annex wing with shower room ideal for holiday let use or guests. Grand twin entrance gates with extensive driveway and double garage. Large and private south west facing rear garden with garden store.

Directions

From the centre of Cleethorpes, travel south along the Kingsway coastal road, travelling straight over the two mini roundabouts, continuing south along Kings Road. Continue for a further short distance and 14 Kings Road will be found shortly on the right-hand side.

The Property

Dating back to the 1970s, the property has been designed in an attractive chalet style with white-painted, rendered finish to external walls with pitched roof structures covered in slate. The property benefits from fully double-glazed uPVC windows with a front timber door with the remaining patio doors also of uPVC construction. The property has a newly installed gas central heating boiler, installed in 2024 and benefitting from the remainder of its warranty, and is well insulated to the loft providing for efficient running costs. The property sits in a generous plot of around a third of an acre (sts) having superb double entrance driveway with sweeping tarmac drive and adjacent the property is an attached double garage, with the house well orientated to enjoy the majority of the sun in the rear garden and enjoying a private setting. Plantation shutters are fitted throughout the property and are included in this sale where fitted.



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Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Entrance Porch

Having timber floor, lighting to either side and glazed double doors with side windows into the:

Entrance Hall

A spacious and welcoming hallway having timber floor and open tread staircase to first floor. Attractively decorated and having glazed doors to principal rooms and contemporary vertical radiator. Opening to side into:

Dining Room

Positioned to the front and making a spacious reception room with timber floor, attractive decoration, vertical column radiator, with fitted plantation shutters to window.

Lounge

A superb and characterful reception room having open pitched roof with intricate feature, two beams making a very characterful space. Exceptionally proportioned reception room with centrally located wood burner. Windows to all aspects having fitted plantation shutters. Twin vertical column radiators, timber floor and built-in LG flatscreen television set within the wall. Ceiling and wall light points with patio door into sun room and onto rear patio.





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Breakfast Kitchen

The focal point of the property being open plan across the full width, opening into the sun room. Good range of fitted units with gloss cream doors and convex doors to corners. Built-in wine cooler and smart glitter-effect granite work surfaces with inset one and a half bowl sink with cut drainage grooves and granite splashbacks. Good range of built-in appliances including Electrolux four-ring induction hob with extractor fan above, Electrolux combination oven and single electric Electrolux oven to side, built-in Electrolux dishwasher. Attractive tiling to floors and spotlights to ceiling with triple patio doors onto rear decking. Wall-mounted television, pantry to side and American style fridge/freezer set within alcove. Small window sill breakfast bar area to side and door onto side terrace. Part-glazed door giving access into:

Utility Room

With workbench and space and plumbing provided for washing machine and tumble dryer. Wall cupboard above, tiled floor and window to side.



Sun Room

Opening through from the breakfast kitchen into the delightful sun room, making an ideal space to relax having fully glazed windows all round with sliding patio door onto garden. Smoked polycarbonate roof panels with central roof lantern, tiled floors and having low-level, cast-iron radiators with wood burner to side.

Side Hall

With wood-effect vinyl cushion flooring. Further part-glazed door giving access to the guest wings to the side. Door off into:

Study/Store

Currently used as a storeroom with shelving to one side, however, would make an ideal small study if required.

Bedroom 4/Guest Wing or Annexe Room

An excellent feature of the property having previously been run as a holiday let or would make an ideal ground floor bedroom wing. Ample space for bedroom and living space with built-in stone fireplace to side with timber mantelpiece and inset gas fire. Wall-mounted electrics for television. Large window to front with fitted plantation shutters and separate external access door to rear.

Shower Room

Across the way from the guest bedroom and having low-level WC, wash hand basin, large shower cubicle with thermostatic mixer and tiling to all wet areas, with pivoting glass door. Frosted glass windows to rear, chrome heated towel rail and extractor fan with tiling to floor.





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First Floor Landing

Having timber banister with glazed panel, coving to ceiling and archway through to extended landing area with loft hatch to roof space. Four-panel doors to bedrooms and bathroom with door into a large, walk-in laundry room with fitted shelving and loft hatch to roof space.

Master Bedroom

A brilliant feature of the property, being an extensive double bedroom in size with twin patio doors to front, leading onto the superb balcony having galvanised floor with timber banister and steel railings. Exterior lighting making an ideal space to relax with a morning coffee, with this aspect enjoying the morning sun. The bedroom has coving to ceiling, carpeted floor and has ample space should the purchaser wish to instal an en suite shower room to the corner. The bedroom was previously split into two separate rooms, meaning this is also an option if required, still making two generous double bedrooms, both having access to the balcony.



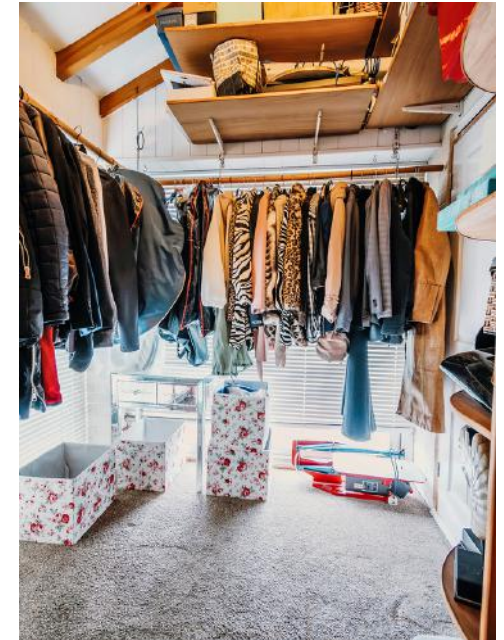


Bedroom 2

A further generous double bedroom at the rear with carpeted floor and having wash hand basin to side with cupboards below. Connecting door to bedroom three and a glazed door leading onto the rear balcony, having decked terrace with timber banister and railings, exterior lighting and providing a further space to enjoy the afternoon and evening sun.

Bedroom 3

Currently set up as a dressing room with shelving and hanging rails fitted. Sliding patio doors onto rear balcony and further window to side. Pitched roof with high-level shelving storage, carpeted floor and would make an adequate single bedroom if required.





Family Bathroom

A spacious suite having connecting door through to bedroom two making it Jack and Jill, with frosted glass window to side, free-standing bath to centre with chrome taps and hand shower attachment. Large, walk-in shower cubicle with attractive tiling to walls and mosaic pattern to floor, with rainfall head attachment, lighting within. Wash hand basin with cupboards below, mirrored cabinet above, carpeted floor, white heated towel rail, central light and further hanging lights to side with extractor fan, having carpeted floor.



Outside

Front Garden

Having a superb sweeping tarmacked driveway with double entrance, with wrought iron gates to both entrances. Mature hedging to boundaries with central lawned area having mature planting and further trees to side boundaries. Extensive parking space provided with external lighting, while to the left-hand boundary is the double garage and to the centre, the main front entrance with double timber doors with inset panelling and window above.

Rear Garden

A very generous plot in total covering an area of around one third of an acre (sts), with the rear garden enjoying a delightful south-westerly aspect, having sun for the entirety of the day. Adjacent the property is a raised decked area ideal for al fresco dining and barbecues, leading down to further decked areas, perfect for relaxing of a summer's evening. Large central lawn area with access around the side into the garage. Boundaries made up of high-level fencing with mature bushes and bamboo planting. To one corner is a large summer house/workshop of timber construction, ideal for a variety of uses with double timber doors to front. Attached garden store to side. Overall, a very private garden. To the other side of the property is an attractive tiled, terraced area with Mediterranean feel having separate gated access to the guest wing/annexe. Hot tub positioned to side with canopy included in sale, electrics and lighting provided. Multiple patio doors giving access into the open plan kitchen dining area.

Double Garage

Attached to the side of the property, of mixed timber and brickwork construction with polycarbonate roof, up and over door to front with concreted floor and rear pedestrian access door with lighting provided.





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Viewing: Strictly by prior appointment through the selling agent.

Location

The property is centrally located within the popular seaside town of Cleethorpes, with the beach just a stone's throw away, overlooking the picturesque Cleethorpes boating lake and positioned just a short walk from an excellent array of amenities, including restaurants, leisure centres, entertainment facilities, as well as popular shops and cafes. The property is just a short drive from the main shopping areas of the larger Grimsby town and has excellent transport links to nearby towns and cities, via road and rail along with nearby Humberside Airport.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band F.

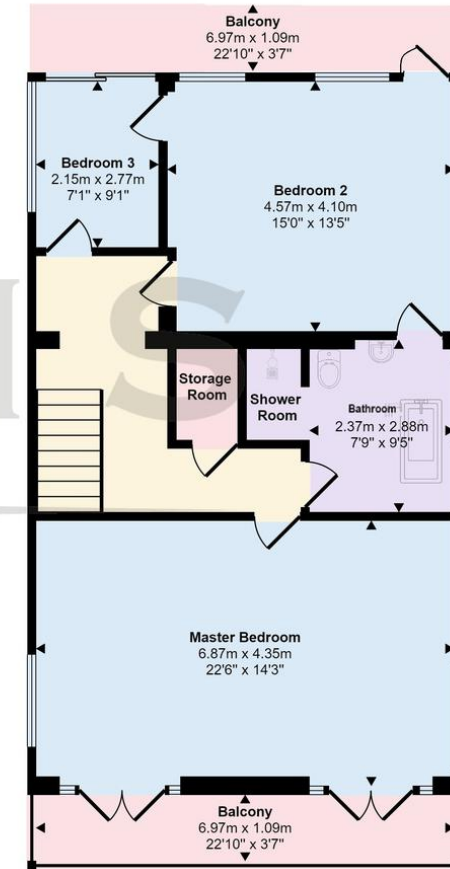
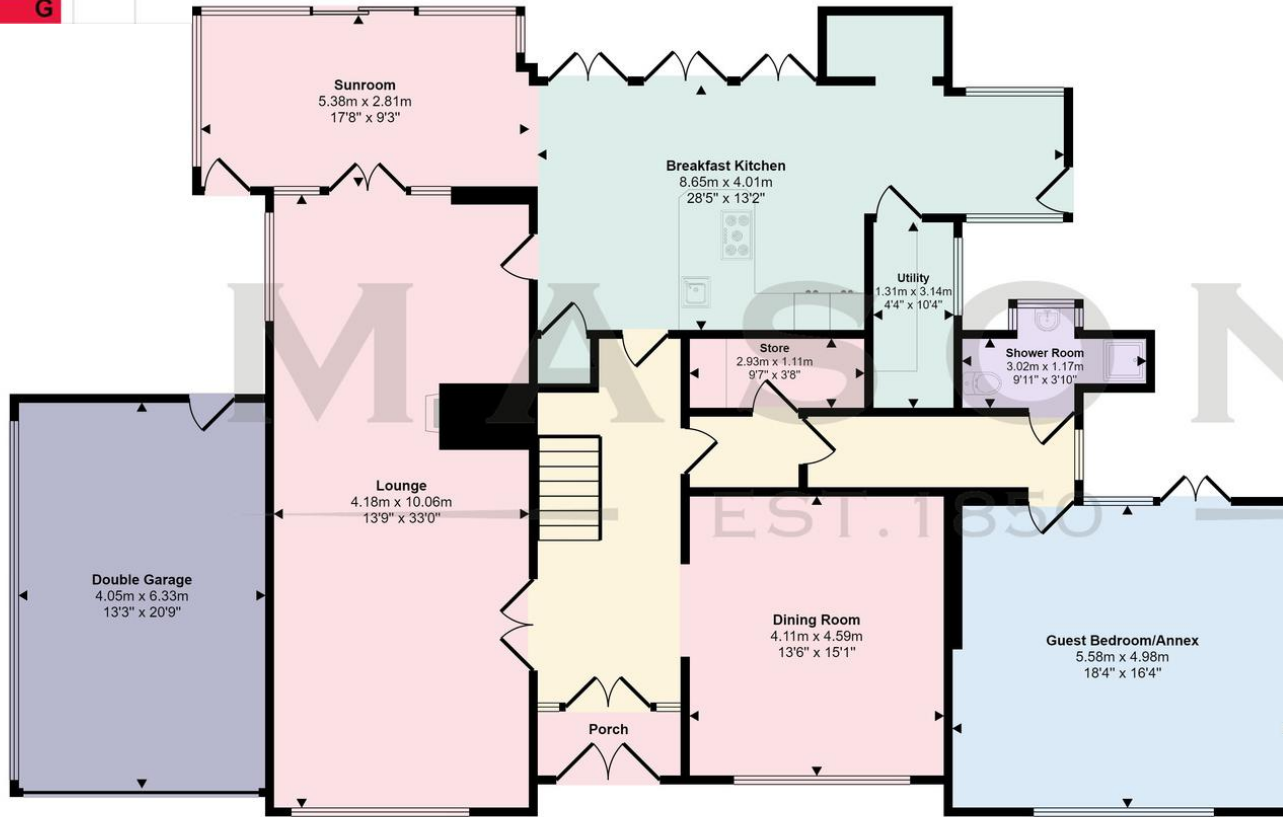


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
283 sq m / 3051 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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