



35, Lindum Road, Cleethorpes, North East Lincolnshire, DN35 0BN
£330,000

Key Features:

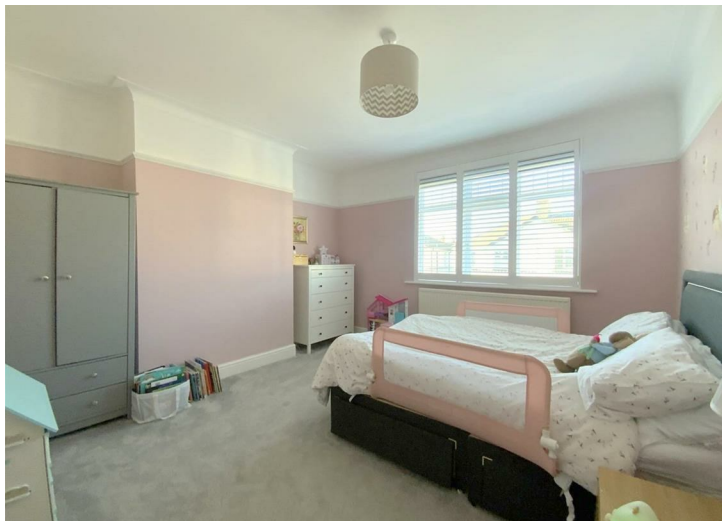
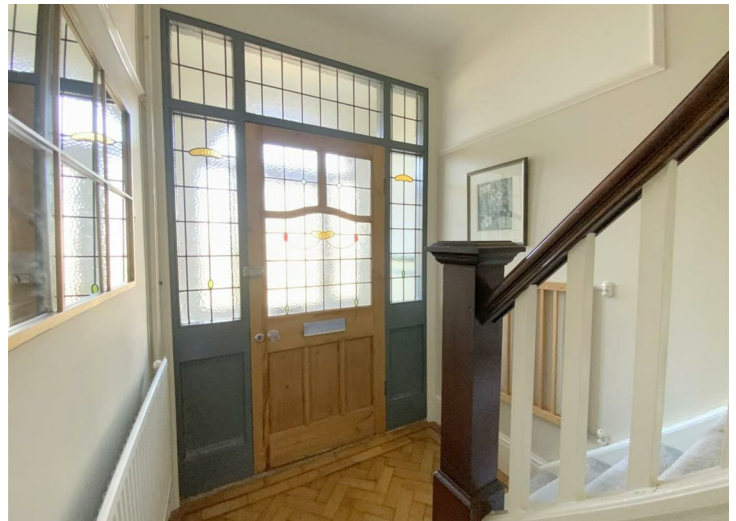
- Prime Cleethorpes Location
- Traditional Three Bedroom Semi Detached Home
- Retains Original Character and Charm
- Two Reception Rooms
- Extended Dining Kitchen
- Downstairs WC & First Floor Family Bathroom
- Three Good Sized Bedrooms
- Driveway Parking & Detached Garage
- Popular School Catchment

A charming three bedroom semi situated in this highly sought after area of Cleethorpes, just a short walk from the seafront and town centre amenities. The property features generous and well-proportioned family accommodation, while retaining its original character.

On the ground floor, two reception rooms offer flexible living space, while the extended dining kitchen opens directly onto the rear garden, creating a bright and sociable area perfect for everyday living and entertaining. Upstairs, three good sized bedrooms and a modern bathroom provide plenty of space for a growing family, and a downstairs cloak/WC adds further convenience.

Classic details meet contemporary comfort, including parquet floors, plantation shutters, feature fireplaces, and a recently upgraded gas central heating boiler.

Outside, a block paved driveway provides off road parking, while the south-east facing garden includes a spacious patio and detached garage.



ENTRANCE HALL

Accessed via a front entrance porch, a welcoming hall featuring parquet wood flooring and stained-glass entrance door. With staircase leading to the first floor.

LOUNGE

14'11" x 14'11" (4.56 x 4.55)

With an open fireplace featuring a classic style surround and horseshoe cast iron insert. Front aspect bay window with plantation shutters.

LIVING/DINING ROOM

14'10" x 12'5" (4.53 x 3.81)

Featuring a living flame gas fire with classic style surround and horseshoe cast iron insert. Rear aspect window and continued parquet flooring.

DINING KITCHEN

19'10" x 11'6" (6.06 x 3.51)

Fitted with a large range of modern grey gloss units and butchers block style worktops incorporating a stainless-steel sink. 'Neff' integrated appliances include a double oven/microwave, fridge/freezer, a five ring gas hob with extractor over, and dishwasher. Access to loft storage via a drop-down ladder. Side aspect window, and 'Wave' doors opening onto the rear garden.

CLOAKROOM

5'2" x 4'3" (1.60 x 1.32)

Fitted with a vanity unit and WC. Wall mounted 'Ideal' gas central heating boiler - installed new November 2025.

FIRST FLOOR LANDING

With a side aspect window, and loft access via a drop-down ladder.

BEDROOM 1

12'6" x 12'5" (3.82 x 3.80)

To front aspect with plantation shutters.

BEDROOM 2

12'7" x 11'3" (3.85 x 3.45)

To rear aspect, with modern fitted wardrobes/storage.

BEDROOM 3

8'8" x 11'9" (2.66 x 3.59)

To front aspect with plantation shutters.

BATHROOM

8'4" x 6'11" (2.55 x 2.13)

Fitted with a vanity unit, WC, and panelled bath with shower over. Heated towel rail, and tall storage cabinet.

GARAGE

22'2" x 9'10" (6.77 x 3.00)

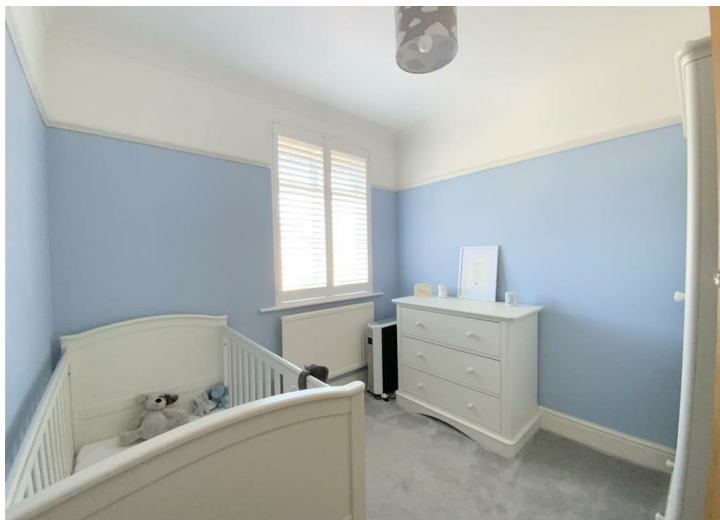
A detached brick garage, with electric roller door, plus side pedestrian door.

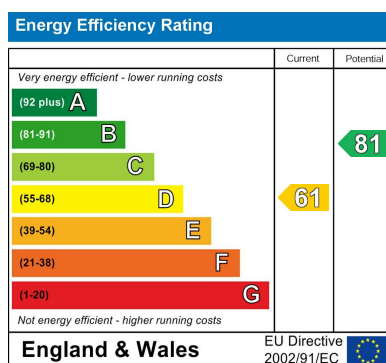
COUNCIL TAX BAND

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TENURE

Freehold





Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore