



28 Normandy Road, Cleethorpes, DN35 9JD
Offers In The Region Of £175,000

 3  1  1  D



28 Normandy Road, Cleethorpes, DN35 9JD

Offers In The Region Of £175,000



Property Overview

Set on the ever-popular Normandy Road in Cleethorpes, this beautifully presented semi-detached home offers generous, flexible living space—perfect for a growing family or a savvy investor. With gardens to the front and rear, including a fully paved, low-maintenance rear garden, the property provides attractive outdoor areas ideal for relaxing, entertaining, or simply enjoying some fresh air.

The ground floor features a welcoming lounge, a spacious open-plan kitchen-diner ideal for family gatherings, plus a versatile sitting room and a light-filled conservatory—perfect as a playroom, second lounge, or home office. A rear utility room adds further convenience and highlights the home's excellent practicality.

Upstairs, you'll find three well-proportioned bedrooms along with a stylish, contemporary family bathroom.

Outside, the front boasts a gated, paved driveway framed by a charming wrought-iron boundary, adding to the property's kerb appeal. The rear garden offers a private, enclosed space—ideal for outdoor dining or children's play.

Perfectly positioned close to reputable schools, local shops, and excellent transport links, this fantastic property blends space, convenience, and location—making it an outstanding choice for families, first-time buyers, or investors.

Entrance Hall

Entering the property reveals, grey carpet flooring, a radiator and a tiled floor.

Lounge

13' 3" x 12' 9" (4.05m x 3.89m)

The lounge has a bay window to the front elevation, window to the side elevation, a radiator and a carpeted floor, fire place feature .

Kitchen/Diner

20' 10" x 10' 8" (6.34m x 3.26m)

The kitchen-diner has a window and French doors to the rear elevation to the conservatory, tiled floor. uPVC door way to the rear garden. Fully fitted kitchen with a sink and drainer, plumbing for a washing machine and a space for a dining table and chairs.

Utility

17' 8" x 10' 8" (5.38m x 1.93m)

The utility has a windows to the side elevation and to the rear, door to rear

garden.

Conservatory

9' 10" x 8" 10" (3.01m x 2.69m)

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom One

13' 3" x 10' 9" (4.05m x 3.27m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

10' 11" x 10' 8" (3.33m x 3.26m)

Bedroom two has window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

10' 9" x 7' 2" (3.27m x 2.17m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

9' 6" x 5' 6" (2.89m x 1.67m)

The bathroom has an opaque window to the rear elevation, a radiator and fully tiled walls and flooring. There is also a WC, basin and a small bath with an electric shower over.

Loft Room

9' 10" x 14' 5" (3.00m x 4.40m)

The loft room has a carpeted floor and can be used as a handy hobby room, a paly room or even an occasional bedroom.

Outside

To the front the garden is entered by a gated driveway and is low maintenance front garden. The rear garden is a good size and reveals a full patio area which is ideal for alfresco dining. Rear gate.

Area Information

Cleethorpes (DN35) is a charming seaside town in North East Lincolnshire, renowned for its sandy beach, scenic parks, and close connection to neighbouring Grimsby, together forming a wider urban area. Originally a small fishing village, it has grown into a vibrant coastal resort with a population of approximately 38,996. Cleethorpes sits within the Yorkshire and the Humber region of England.

Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable in order to take the property off the market.

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
- This approach allows you to secure the property and start the conveyancing process quickly.
- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.
- All of these elements provide peace of mind from the outset, along with our personal and proactive approach. Genie Homes pride ourselves on our simple and secure buying process.

Please note: Should the property purchase not complete, the reservation fee

will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage / mortgage ability. (For example, unforeseen significant structural movement as indicated by a s

Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

TENURE

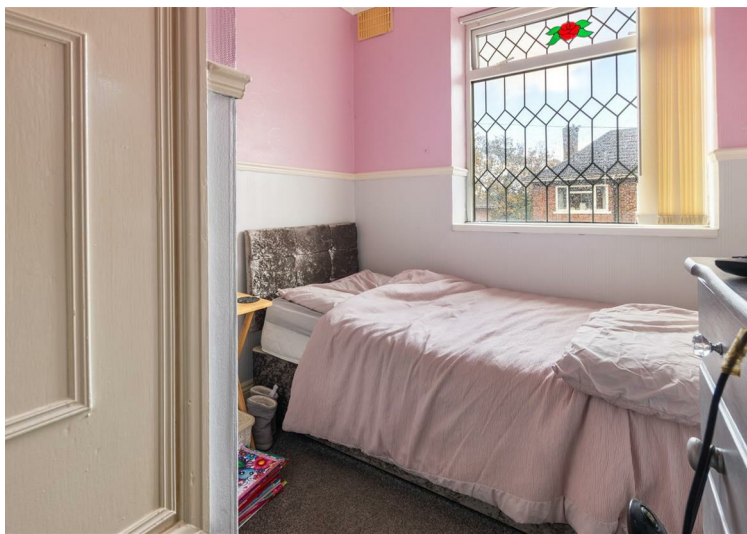
Freehold

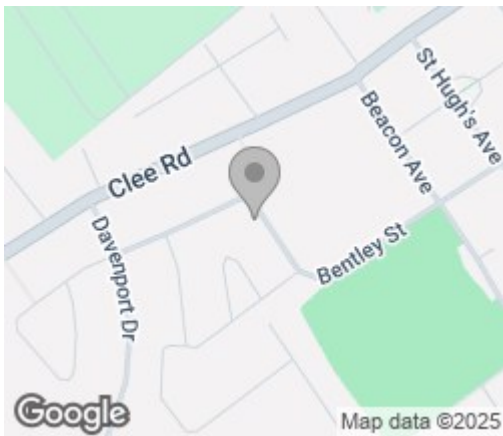
POSSESSION

Vacant

VIEWING

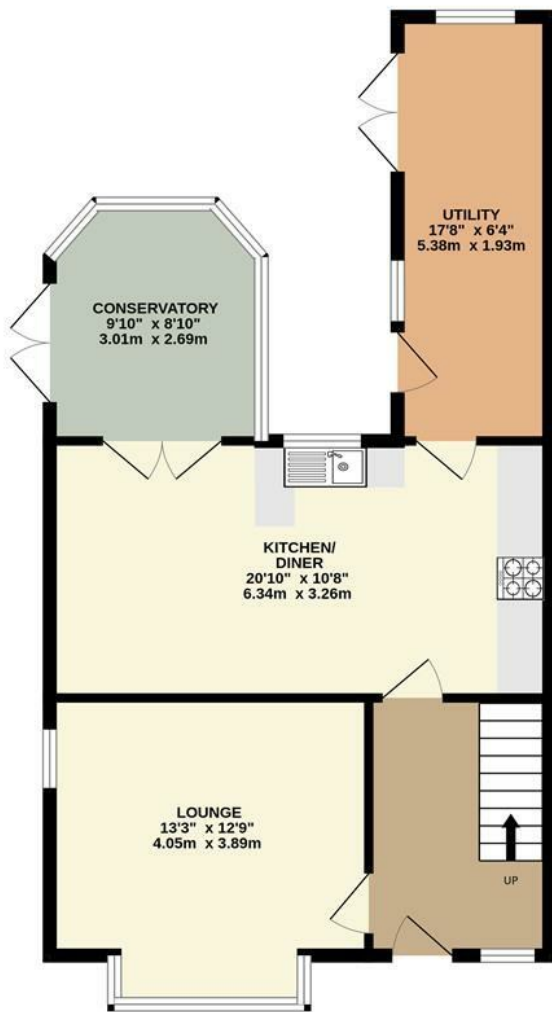
Viewing strictly by appointment through Genie Homes



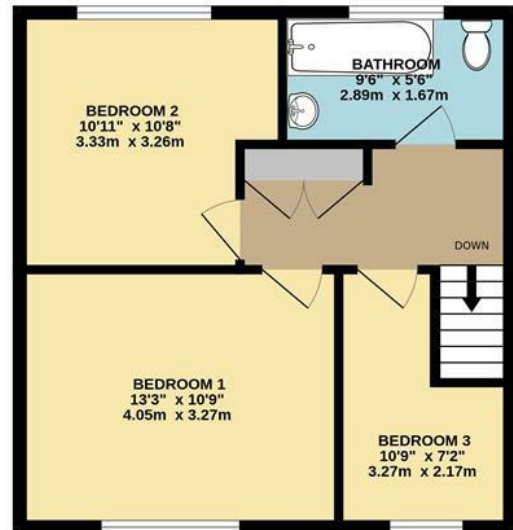


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	71
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.