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**Asking Price £125,000 Leasehold**

**2 Bedroom, Bungalow - Semi Detached**

12, Meadow View Meadow View, Cleethorpes, Lincolnshire, DN35 0QU

 0800 077 8717

 [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

 [churchillsl.co.uk](http://churchillsl.co.uk)

**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Meadow View

Meadow View is a lovely, private development of 28 one and two bedroom retirement properties, which are situated in a quiet, tucked-away cul-de-sac, just a short distance from sandy beaches and all the amenities a traditional sea-side town has to offer.

Cleethorpes is a quintessential seaside town, situated on the estuary of the Humber in North East Lincolnshire. It's a place where you can enjoy a leisurely tea overlooking the sea or relish traditional fish and chips on the promenade – the proper way to eat them!

Benefiting from a sea-front train station and a host of amenities, all within easy reach, Cleethorpes provides the perfect location to enjoy an independent, relaxed and fulfilled retirement.

The Development Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as assisting in arranging regular events in the Owners' Lounge. These include coffee mornings, cake club, fish and chip lunches and regular outings.

Meadow View has been designed with safety and security at the forefront, the development has an emergency Careline system installed, monitored by the Development Manager when on site and 24 hours, 365 days a year by the Careline team.

Meadow View is managed by the award-winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every development and owner.

Meadow View is provided specially for persons of pensionable age, and all persons wishing to take up residence must be 55 years or over.

Message from the Development Manager at Meadow View: "I am delighted you are choosing to read all about Meadow View! We are a really friendly, young-at-heart community and hold traditional neighbourly concern for each other close to our hearts. Our homes are cosy and comfortable, with plenty of space. Add these factors to a location which is the envy of many and you really do have the perfect future-proof housing option. Why not pay us a visit – we would be thrilled to meet you!"



# Property Overview

Welcome to Meadow View! Churchill Sales & Lettings are delighted to be marketing this two bedroom semi-detached chalet bungalow with patio and garden space. The property offers spacious accommodation and is presented in good order throughout.

The Kitchen is accessed via the hallway with a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in double oven, 4-ring electric hob with extractor hood over and space for a fridge, freezer and washing machine. A window allows for light and ventilation.

The Lounge offers a feature electric fire place with attractive surround. A window provides lots of natural light.

Bedroom one is a generous double with multiple built-in full-length wardrobes. There is plenty of additional built-in cupboards and storage. A window keeps this lovely bedroom bright and light.

Bedroom two is another good-sized room with skylight. This room could be used as a separate study space or hobby room.

The Shower room offers a large shower cubicle with two handrails and a shower seat, a WC and wash hand basin.

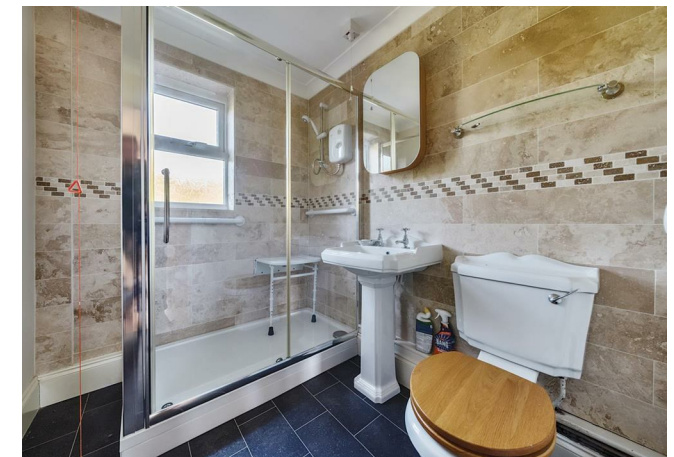
A separate WC is located upstairs near bedroom One and Two and offers a WC and wash hand basin with vanity unit beneath.

Call us today to book your viewing at Meadow View!



# Features

- Two bedroom semi-detached chalet bungalow
- Development Manager available 5 days a week
- Owners' Lounge with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to local shops, seafront and transport links
- Patio and garden area



# Key Information

Service Charge (Year Ending 31st March 2025):  
£3,089.64 per annum.

Ground rent – Not collected at this development

Council Tax Band A

Lease info - 125 years from 1997

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

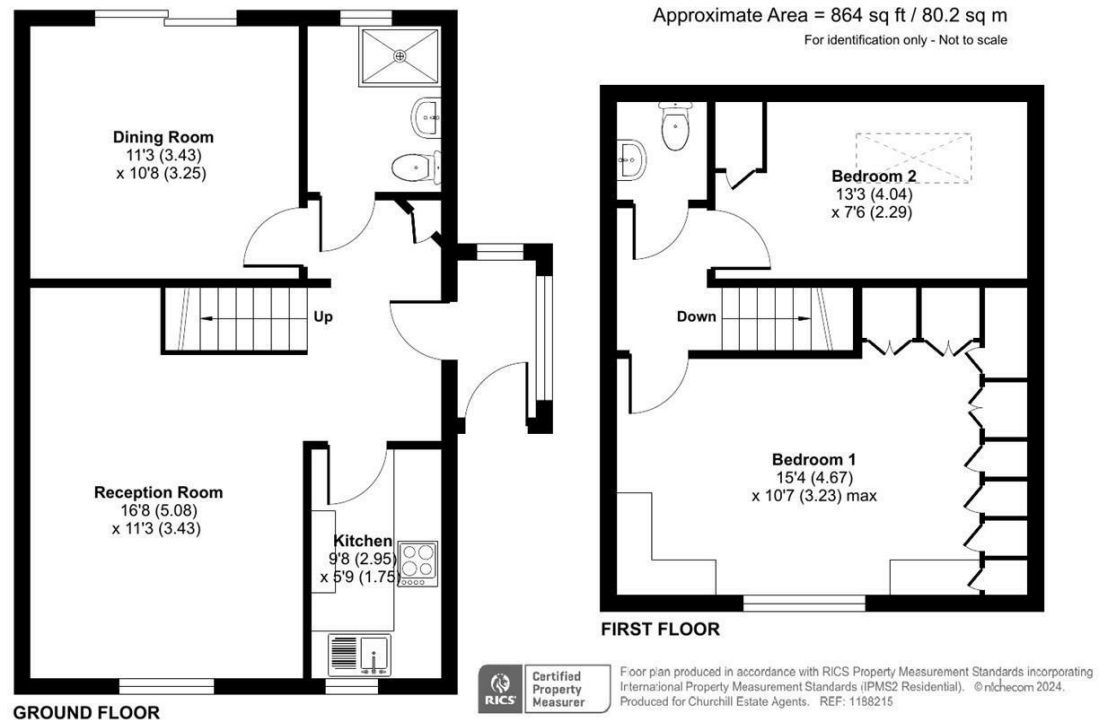
Service charges include: Careline system, buildings insurance, communal cleaning, communal utilities and maintenance, garden maintenance, development manager and a contribution to the contingency fund

EPC Rating: C

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





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