



Seacroft Road, Cleethorpes, DN35 0AX

FOR SALE - £635,000

CanTERS
Chartered Surveyors

A fantastic individually designed **FIVE BEDROOM DETACHED HOUSE** with garage and home office found within this highly desirable and much sought after area of Cleethorpes. The well planned and spacious accommodation over three floors has been significantly improved and enhanced by the vendors in recent years to include a stunning Living Kitchen to the rear which opens onto the landscaped rear garden and has created this very special family home.

The accommodation briefly comprises to the ground floor; Entrance Hall, Living Room, Cloakroom, open plan Living Kitchen and Utility Room. To the first floor are Four Bedrooms, En-Suite Shower Room and a Family Bathroom together with a further Bedroom and En-Suite to the second floor. This superb home benefits from many notable features including Upvc double glazed windows, a gas fired central heating system, being underfloor to the living kitchen, detached garage, low maintenance landscaped garden including a gazebo and a home office.

Found within the coastal town of Cleethorpes and being conveniently positioned for a wide variety of amenities and facilities including independent specialist shops, wine bars, Cleethorpes Golf Club and Cricket Club, Signhills Academy, Leisure Centre, Country Park and other coastal attractions.

Entrance Hall The welcoming hallway has a black fronted glazed and leaded entrance door with matching sidelights and a window to the front elevation. Understairs cupboard, two useful storage cupboards and a returned spelled staircase to the first-floor landing. Two oak veneered glazed doors provide access to the sitting room and the engineered wood flooring continues through into the cloakroom.

Cloakroom Having modern suite comprising; low flush WC, vanity style counter top hand basin with mixer tap and illuminated mirror over. Part panelled walls and wall mounted chrome radiator.

Sitting Room 6.05m x 4.66m This well-proportioned room found to the front of the property has a walk-in bay window to the front aspect and feature fireplace with tiled hearth and a free-standing living flame electric fire, a class one flue is fitted to the chimney. Cornice and downlights to the ceiling.

Living Kitchen 8.95m max x 3.52m plus 7.00m x 5.65m Undoubtedly the focus of this bespoke family home is the open plan living kitchen to the rear. Comprehensively fitted with a range of hand painted wall, base units and cupboards having Carrara gold quartz worktops and matching upstands. The island incorporates fitted drawers, cupboards and an inset sink unit with mixer tap over together with a circular oak breakfast table. The twin Belfast style sink has both a mixer tap and a Quooker instant hot water tap over and there is space for an American style fridge freezer. Integrated Neff combination oven and steamer and a Neff dishwasher. Britannia stainless steel six ring range oven with extractor over and under cabinet lighting. Cornice, downlighters and pendant lights to the ceiling together with an aluminium roof lantern over the living area. The porcelain tiled floor continues through to the feature patio and is accessed via full width aluminium double-glazed bifolding doors.

Utility Room 3.51m x 1.80m Fitted with cream shaker style units incorporating a Belfast style sink with mixer tap over and a contrasting oak worktop with matching upstands. Porcelain tiled floor, window to side aspect and a Upvc double glazed door which leads out to the exterior.

First Floor Landing

With staircase to second floor, downlights and a window to the front aspect.

Bedroom 1 4.98m max x 4.18m max With walk in cupboard with hanging space and shelves, overhead storage to the bed, downlights to the ceiling and a window to the front aspect.

En-Suite 2.24m x 1.83m With a modern suite comprising a concealed cistern WC, vanity style counter top hand basin with mixer tap and cupboard together with illuminated mirror over. Walk in shower with glass screen and rain head fitting over. Wall mounted chrome towel rail. Tiles to both the walls and floor and downlights to the ceiling.

Bedroom 2 4.49m x 3.16m With built in wardrobe, separate cupboard and two windows overlooking the rear garden.

Bedroom 3 3.64m x 2.91m With built in cupboard and a window overlooking the rear garden.

Bedroom 4 3.37m x 2.45m With window to side aspect.

Family Bathroom With suite comprising; bath with mixer tap over, vanity style wash hand basin with two drawers and a low flush WC. Separate shower with glass screen and a wall mounted chrome towel rail. Tiling to the floor and walls and downlights to the ceiling.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 16/09/2024

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Second Floor Landing

With window to side aspect and cupboard containing the hot water cylinder.

Bedroom 5 5.81m x 4.32m plus 2.81m x 1.50m With two built in cupboards and a dressing room area off. A window overlooks the seafront.

En-Suite Having white suite comprising; low flush WC, pedestal wash hand basin with mixer taps, shower with glass screen. Tiling to the floor and walls and wall mounted chrome towel rail.

Outside The property stands back behind a mature hedge with a gate with intercom providing access to the front garden and a separate sliding remote controlled driveway gate. The front garden is laid partly to artificial grass with a block paved driveway providing parking for a number of vehicles and leading to the detached garage.

The enclosed landscaped rear garden is a lovely space for outside entertaining and includes an extensive porcelain patio, raised planters with lighting having specimen plants, shrubs and decorative stones. The timber-built gazebo with shingled roof has power, lights, uplighters, heater and provision for a wall mounted television. The garden is laid partly to artificial grass with water feature.

Home Office The home office has engineered wood flooring, bifolding doors, power, lights and broadband connection. There is a fitted base unit incorporating a sink with mixer tap over.

Garage 5.66m x 4.68m Detached brick and tile garage with remote controlled roller door and a personnel door to the side with light and power.

Tenure We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.



Entrance Hall



Entrance Hall



Cloakroom

EPC Rating: 'C'

FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143

Council Tax Band: 'F'

NB: This can be reviewed by the Local Authority.

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ADDITIONAL PHOTOS & PLANS



Kitchen



Kitchen



Kitchen



Living Kitchen



Living Kitchen



Lounge

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ADDITIONAL PHOTOS & PLANS



Bedroom 1



Bedroom 1 Ensuite



Bedroom 2



Bedroom 5 Ensuite



Bedroom 5



Family Bathroom

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ADDITIONAL PHOTOS & PLANS



Rear Elevation



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Home Office

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