



## 4 MILL HILL CRESCENT CLEETHORPES, DN35 8EH

**£225,000**  
**FREEHOLD**

Located in the sought-after Mill Hill Crescent in Cleethorpes, this semi-detached house is a modern gem with plenty of charm. Featuring a spacious lounge, a stylish open-plan kitchen/living/dining area, and three cozy bedrooms, it offers the perfect balance of comfort and contemporary living. Step inside and you'll find a beautifully refurbished interior, enhanced by elegant plantation shutters throughout. The heart of the home is the impressive kitchen/living/dining space, complete with a charming log-burning stove that adds warmth and character to the room — perfect for cozy evenings. The lounge provides a relaxing space to unwind. Upstairs, you'll find three inviting bedrooms, each offering a peaceful retreat for rest and relaxation. The sleek bathroom is a stylish sanctuary, ideal for unwinding after a busy day. Outside, the property offers off-road parking for two vehicles — a rare find in this desirable area — and a low-maintenance rear garden, making it easy to enjoy outdoor living without the hassle. Double glazing and gas central heating ensure the home stays warm and comfortable year-round.

Perfectly positioned close to the seafront, local schools, and amenities, this home offers the best of coastal living with a modern twist. Don't miss out on the opportunity to make this stylish property your new home.



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## 4 MILL HILL CRESCENT



### ENTRANCE HALLWAY

As you approach the property you are met with a small porchway with decorative wall tiles added for character, the attractive composite front door leads into a beautiful light hallway with half wall panelling and a vintage style school radiator, doors lead to the lounge, living kitchen and downstairs W.C and the staircase leads to the first floor

### LOUNGE

Stunning front facing room with large bay window complete with plantation shutters, feature chimney breast with side shelving providing style and character

### KITCHEN LIVING

Greatly improved by the current owners this "heart of the home hub" combines living and dining in one space for all the family, with shaker style kitchen with complimenting worktops and integrated appliances such as oven, gas hob with extractor over, fridge freezer, dishwasher and washing machine and inset sink with mixer tap. the side window is complete with plantation shutters and the stylish lighting adds to the appeal, a breakfast bar creates a casual dining space.

The living space has ample space for seating around the log burning stove, a Velux style window adds extra light and French style doors open up onto the rear garden.

### DOWNSTAIRS W.C

located off the hallway with low flush W.C, hand wash basin and hand side area for storage a side window is complete with plantation shutters

### FIRST FLOOR HALLWAY

With side window and doors to all principle first floor rooms and access to the loft, the loft is boarded and panelled.

### BEDROOM ONE

Located to the front of the property overlooking the cul de sac this double room has ample space for a King sized bed and bedroom furniture. with beautiful plantation shutters

### BEDROOM TWO

located to the rear of the property with a built in cupboard, ample space for a double bed plus bedroom furniture, with plantation shutters

### BEDROOM THREE

Located to the rear of the property and currently utilised as a dressing room, this room would be a great single room with space for bedroom furniture. with plantation shutters

### FAMILY BATHROOM

With low flush W.C, hand wash basin, panelled with with shower over and side screen, all finishings in black with a black heated towel rail. metro tiling and plantation shutters complete the room.

### EXTERNALLY

As you approach the property from the front you are met with a block paved driveway providing off road parking for 2+ vehicles, fencing creates the boundaries, a side access gate leads to the paved split level rear garden, the rear garden is also fenced to boundaries and has decorative borders for planting.



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### ADDITIONAL INFORMATION

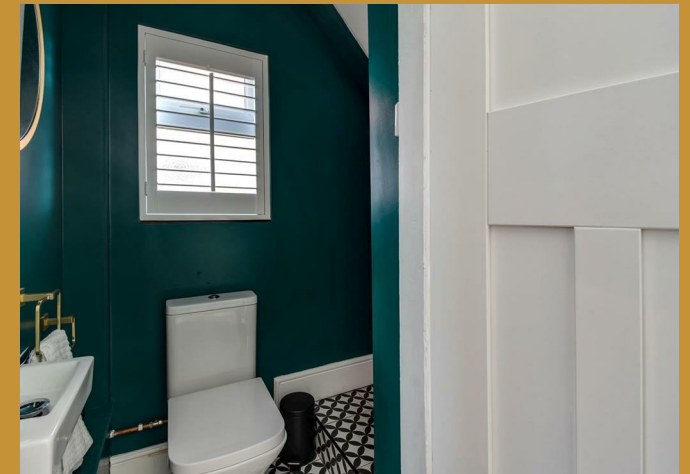
**Local Authority –**

**Council Tax – Band B**

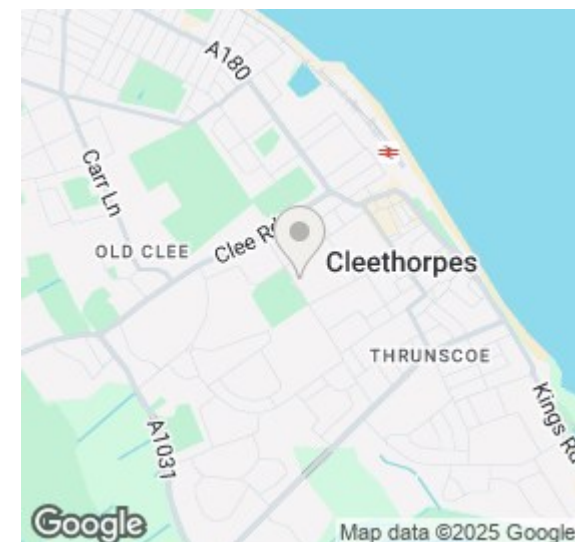
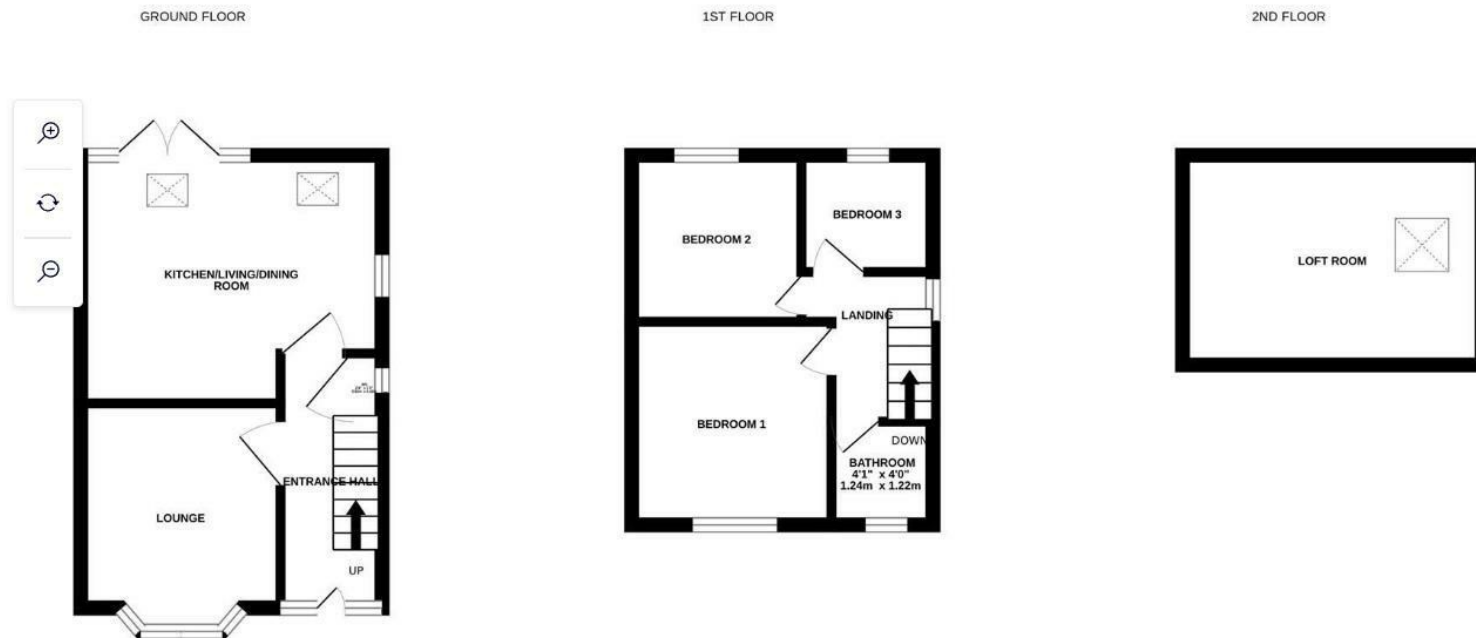
**Viewings – By Appointment Only**

**Floor Area – sq ft**

**Tenure – Freehold**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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