



## Buttercup Cottage, 21 Whitehall Country Cleethorpes, Lincolnshire DN35 0TX

Buttercup Cottage is situated in an idyllic position within a small and exclusive courtyard development directly off North Sea Lane. No. 21 is located in the rear courtyard, built from re-claimed brick together with a pantiled roof. The cottage is well presented and comprises: Entrance hall, cloaks/wc, elegant lounge, Bespoke country style kitchen with appliances which opening into a superb dining area/orangery, two double bedrooms, shower room/wc. Newly laid carpets to the first floor. Gas central heating system. Double glazing. Security alarm. Attached garage plus allocated parking space. Open plan front garden and a west facing enclosed rear garden.

**£209,000**

- CHARACTERFUL COTTAGE
- ELEGANT LOUNGE
- SUPERB BESPOKE KITCHEN
- DINING AREA/ORANGERY
- TWO DOUBLE BEDROOMS
- SHOWER ROOM/WC
- CLOAKS/WC
- ATTACHED BRICK GARAGE
- GAS CENTRAL HEATING
- IDYLIC POSITION



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### ENTRANCE HALL

Approached via a double glazed entrance door with matching side panels. Radiator. Striking grey Karndean flooring.



#### CLOAKS/WC

Fitted with a contemporary style vanity unit comprising a small sink and a concealed low flush wc. Karndean flooring. Extractor. Spot light to ceiling. Useful storage cupboard.



#### LOUNGE

16'1" x 9'10" (4.89 x 2.99)

This elegant lounge has a double glazed window with views over the courtyard plus double glazed french doors to the rear. Small marble effect fire surround inset with a living flame gas fire. Radiator. Decorative plaster work to ceiling.



#### LOUNGE

Additional photo





## KITCHEN/DINING ROOM

17'0" x 7'1" (5.18 x 2.17)

Fitted with a Bespoke hand painted kitchen with cream base and wall units incorporating a white fan assisted electric oven, gas hob together with a matching ornate extractor hood over. Also included in the sale is an integrated fridge/ freezer and dishwasher. The beech block work surfaces are inset with a white sink and has space beneath for washing machine. Double glazed window. Striking oak flooring throughout. Radiator.



## KITCHEN/DINING ROOM

Additional photo



## ORANGERY

8'11" x 9'11" (2.73 x 3.01)

This fabulous addition to the property is used by the current owners as a dining area and has one wall of exposed brickwork together with double glazed windows and doors which opens onto the rear garden. Radiator. Oak flooring.



## FIRST FLOOR

### LANDING

The spelled staircase leads up from the ground floor hall. Double glazed window. Access to roof space.



### **BEDROOM 1**

*16'1" x 9'3" (4.89 x 2.81)*

Having double glazed french doors to the front opening onto a small ornamental 'Juliet' balcony plus a second double glazed window to the rear elevation. Radiator. This master bedroom is fitted with an excellent range of bedroom furniture including a bank of floor to ceiling wardrobes plus two single wardrobe cupboards, bedside cabinets and a matching dressing table area.



### **BEDROOM 1**

Additional photo



### **BEDROOM 1**

Additional photo



### **BEDROOM 2**

*15'9" x 7'1" (4.81 x 2.15)*

Again having a bank of floor to ceiling wardrobes providing excellent hanging space. Radiator. Double glazed windows to the front and rear elevations.



## BEDROOM 2

Additional photo



## SHOWER ROOM/WC

5'9" x 7'4" (1.77 x 2.26)

This contemporary styled shower room is fitted with a corner shower cubicle having glass fronted screen, a concealed low flush wc set within useful storage cupboards and a matching vanity unit inset with a semi recessed sink. Illuminated mirror above. Fully tiled wall with a striking tile to dado height. Tiled flooring. Heated towel rail. Double glazed window.



## SHOWER ROOM/WC

Additional photo

## OUTSIDE

### ATTACHED BRICK GARAGE

16'6" x 10'11" (5.03 x 3.34)

Having a remote controlled door to the front plus a personal door to the rear. Additional storage to the eaves and light and power. In addition to the garage there is a parking space which is situated in front of the property which is included in the sale.

### THE GARDENS

The property stands in both front and rear gardens, the open plan front garden comprises of four individual beds with a paved seating area again being inset with two circular flower beds. Outside tap. The enclosed west rear garden is paved and at present is covered by an artificial grass.



### THE GARDENS

Additional photos





## ADDITIONAL GARDEN PHOTO



## TENURE

We are informed by the seller that the tenure of this property is Freehold and as this property is situated on a private development and there is a management company which attends to the common areas, the running of the company etc with an annual fee of £200 Please consult us for further details.

## VIEWING ARRANGEMENTS

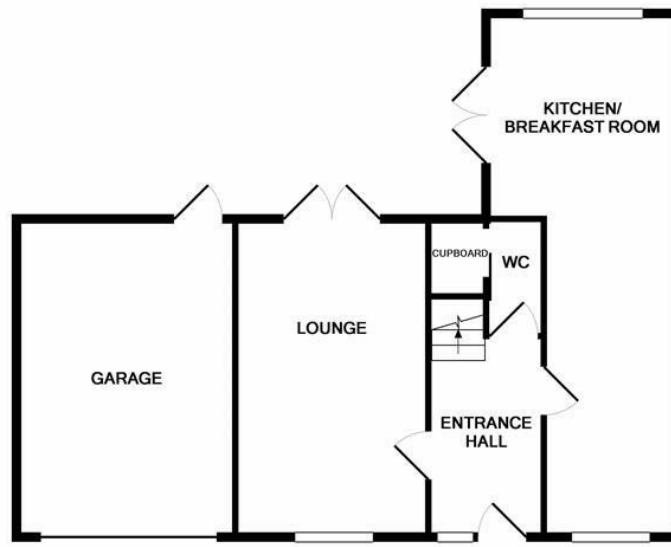
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

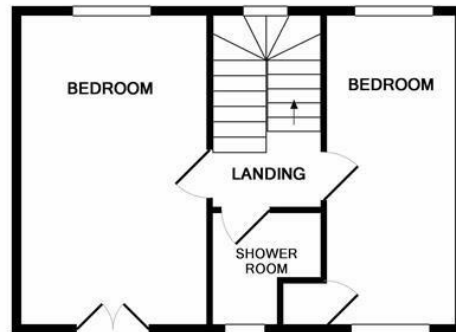
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

## COUNCIL TAX

Band B

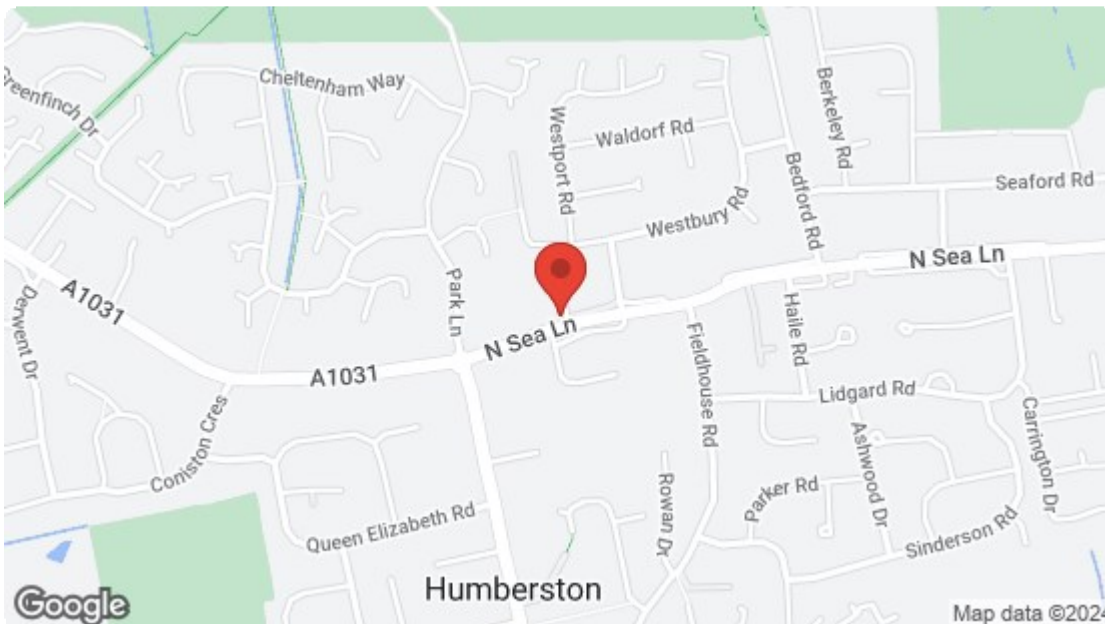


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.