



## 7 Burnham Reach Cleethorpes, North East Lincolnshire DN35 0PE

We are delighted to offer for sale this DETACHED FIVE BEDROOM FAMILY HOME offering versatile family living at its best situated on the highly regarded Country Park which has a scenic 160 acre local nature reserve featuring a 7 acre lake, open grassland, and woodland walks. Popular for birdwatching, fishing, dog friendly strolls, and family picnics, the park provides a peaceful escape just minutes from the beach and town centre. The property benefits from gas central heating and uPVC double glazing whilst the accommodation comprises of Entrance hall, living kitchen diner, cloakroom, lounge, rear sitting room, snug/office and to the first floor master bedroom with en suite shower room, second double bedroom with en suite shower room and three further double bedrooms with family bathroom. The property enjoys a cul de sac position with an open plan front garden which is laid to lawn and has a large driveway providing ample off road parking leading to the integral garage. To the rear of the property is a westerly facing enclosed garden with timber summerhouse/bar and brick built hot tub room with garden store, paved patio area and lawn an ideal entertaining garden for summer or winter parties. Viewing is highly recommended.

**£445,000**

- CLEETHORPES COUNTRY PARK
- DETACHED FIVE BEDROOM FAMILY HOME
- LIVING KITCHEN DINER
- LOUNGE, REAR SITTING ROOM
- SNUG/OFFICE, CLOAKROOM
- FIVE DOUBLE BEDROOMS
- TWO EN SUITE SHOWER ROOMS
- FAMILY BATHROOM
- HOT TUB ROOM, SUMMER HOUSE/BAR
- FRONT & REAR GARDENS



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## PHOTOGRAPHS

All the photographs on this brochure are for illustrations purposes only.

## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE

Accessed via a composite door with side light panel into the hallway.



### HALLWAY

The welcoming hallway has coving to the ceiling, modern tiled effect vinyl flooring, radiator with ornate cover and returned carpeted stair case with open white spindle balustrade leading to the first floor.



### LIVING KITCHEN DINER

24'8" x 11'5" (7.52 x 3.50)

This great sized room benefits from a solid wood kitchen with ample wall and base units with contrasting work surfaces and tiled splash backs incorporating a composite sink and drainer, electric hob with stainless steel chimney style extractor hood above and electric fan assisted oven beneath, integrated fridge and ample under counter space for a dishwasher and automatic washing machine. Finished with coved ceiling, tiled flooring, modern radiator, two uPVC double glazed windows and a uPVC double glazed door leading to the garden. Ample space for a family dining table and a great sized room for entertaining.



## LIVING KITCHEN DINER



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## INNER HALLWAY

Having continued tiled flooring from the kitchen with a uPVC double glazed window to the side aspect. Door leading to the garage.

## CLOAKROOM / WC

7'6" x 2'8" (2.31 x 0.82)

The handy cloakroom benefits from a white two piece suite comprising of; Low flush wc and vanity hand wash basin with handy storage beneath. Having modern tiling to part of the walls, tiled flooring, coving to the ceiling and uPVC double glazed window to the aspect.

## LOUNGE

15'8" x 12'3" (4.80 x 3.74)

The formal lounge has dual aspect uPVC double glazed windows, coved ceiling, dado rail, carpeted flooring and radiator with the main focal point being the hand painted wooden fire surround, marble hearth and back and inset coal effect gas fire.



## SITTING ROOM

11'9" x 10'8" (3.60 x 3.27)

The rear sitting room has uPVC double glazed French doors leading to the garden, coving to the ceiling, dado rail, wood effect laminate flooring and radiator.



## STUDY/SNUG

9'10" x 9'5" (3.02 x 2.88)

Another versatile room which is presently being used as a home office with coving to the ceiling, dado rail, wood effect Herringbone vinyl flooring, radiator and large storage cupboard.



## FIRST FLOOR

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## FIRST FLOOR LANDING

Having continued carpeted flooring, open white wooden spindle balustrade, coving to the ceiling, dado rail and handy airing cupboard.



## MASTER BEDROOM

18'0" x 10'5" (5.51 x 3.20)

This master bedroom is a great size with a uPVC double glazed window to the front aspect, coving to the ceiling, carpeted flooring, radiator and a range of cream front wardrobes with matching bedside cabinets.



## MASTER BEDROOM



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## EN SUITE SHOWER ROOM

10'4" x 6'1" (3.17 x 1.86)

Benefitting from a white three piece suite comprising of; Walk in shower with dual rainfall head, glazed screen and Aqua panelled splashbacks, pedestal hand wash basin and low flush wc. Finished with coved ceiling, fully tiled walls, wood effect laminate flooring, heated towel rail, large storage cupboard and a uPVC double glazed window to the rear aspect.



## BEDROOM TWO

12'11" x 12'5" (3.96 x 3.79)

The second double bedroom has a uPVC double glazed window to the front aspect, coving to the ceiling, carpeted flooring, radiator, two double wardrobes and door leading to the en suite shower room.



## BEDROOM TWO



## EN SUITE SHOWER ROOM

5'10" x 5'8" (1.80 x 1.75)

The en suite shower room benefits from a white three piece suite comprising of; Walk in shower with dual rainfall head, glazed screen and Aqua panelled splashback, vanity handy wash basin with handy storage and low low flush wc with hidden cistern and extra storage. Finished with part tiled walls, vinyl flooring, heated towel rail and uPVC double glazed window to the front aspect.



## EN SUITE SHOWER ROOM



### BEDROOM THREE

11'11"x 9'8" (3.64x 2.97)

The third double bedroom is to the rear of the property with a uPVC double glazed window, coving to the ceiling, carpeted flooring and radiator.



### BEDROOM FOUR

9'5" x 8'7" (2.88 x 2.63)

The four double bedroom is to the front aspect with a uPVC double glazed window, coving to the ceiling, carpeted flooring and radiator.



### BEDROOM FIVE

8'11" x 8'5" (2.72m x 2.57m)

The fifth double bedroom is to the rear of the property with a uPVC double glazed window, carpeted floor, coving to the ceiling and radiator.



### BATHROOM

8'4" x 8'3" (2.56 x 2.52)

The family bathroom benefits from a stylish white three piece suite comprising of; Freestanding bath with central tap and hand shower attachment and modern white combination unit housing the hand wash basin and low flush wc. Finished with fully tiled walls, one of which is feature slate effect tiles, wood effect vinyl flooring, modern chrome effect radiator and uPVC double glazed window to the rear aspect.



### OUTSIDE

#### INTEGRAL GARAGE

15'11" x 10'8" (4.86 x 3.26)

Having an up and over door to the front and rear courtesy door leading to the inner hallway. Fitted with electric and lighting.

## GARDENS

The property enjoys a cul de sac position with an open plan front garden being mainly laid to lawn with mature feature planting, large sweeping driveway providing ample off road parking for several vehicles and side access gate leading to the rear garden. The private westerly facing rear garden has fenced boundaries with raised borders, large paved patio area leading to the bar/summerhouse and lawn. An ideal entertaining or family garden with the added bonus of the hot tub room and home entertainment.



## GARDENS



## GARDENS



## HOT TUB ROOM

13'9" x 9'10" (4.20 x 3.00)

Presently used as a hot tub room with the hot tub being included in the sale. Finished with a uPVC double glazed window to the side aspect and uPVC double glazed French doors opening into the garden, down lights to the ceiling and tiled flooring.



## BRICK SHED

13'9" x 8'2" (4.20 x 2.50)

To the side of the hot tub room with a uPVC door and fitted with electric and lighting.

## BAR AND BAR LOUNGE

12'5" x 11'5" (3.81 x 3.5)

The wooden summer house/bar has been fitted out to provide a great extra addition for outside entertaining with a great bar area, electric and lighting and wooden bi-fold doors to the front aspect.



## TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - E

EPC - C

## 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

GROUND FLOOR  
133.8 sq.m. (1440 sq.ft.) approx.

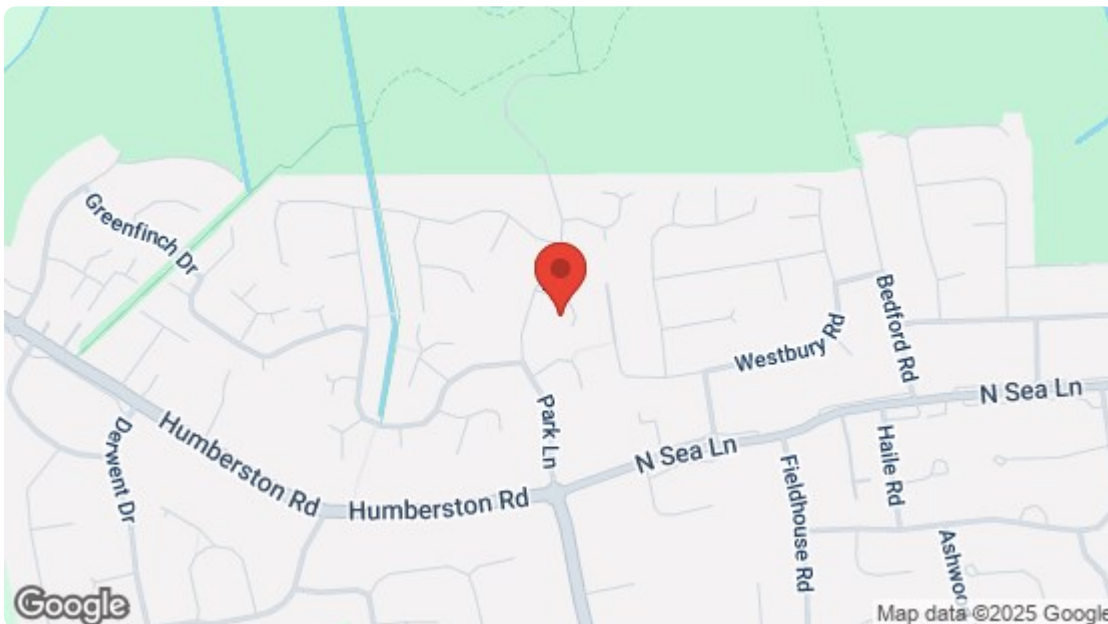


1ST FLOOR  
90.4 sq.m. (973 sq.ft.) approx.



TOTAL FLOOR AREA: 224.2 sq.m. (2413 sq.ft.) approx.

While 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.  
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| 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                     |  |                         |           |
| England & Wales                                                 |  | 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) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | 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 firms 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.