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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



13 Park Lane
Cleethorpes
DN35 0PB

£600,000

Crofts Estate Agents are proud to bring to the market this quite stunning and imposing FIVE BEDROOM executive detached house to the market. This eye catching property with grand stone Portico entrance porch has incredible curb appeal, coupled with its large driveway, fountain centre piece, neat lawns and double integral garage and that's all before we go inside! Here we find stunning sizeable entrance hall with gallery landing, four stunning reception rooms including Orangery extension, beautiful Sarah Anderson kitchen and separate utility plus cloakroom. To the first floor there is a stunning main bedroom suite with en suite and dressing room, one further en suite bedroom, three further bedrooms plus beautiful family bath and shower room. On top of that there is a landing area that's more than 20m2 with three picture windows to the front. Quite simple this property has it all and more and in a plus size and will not fail to

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Entrance hall

12' 6" x 9' 7" (3.82m x 2.93m)

A beautiful entrance hall is entered through a large solid wood door accompanied by a pair of uPVC full length windows to the sides leading to an Amtico wood effect flooring, cream decorated walls in Farrow and Ball paint to coving, with ceiling light radiator and under stairs storage.

Cloakroom

5' 8" x 2' 10" (1.73m x 0.87m)

The cloakroom comes off the main entrance and has matching white sink and WC, splash back tiling, frosted uPVC window to the front, ceiling light, cream decor and Amtico flooring.

Lounge

14' 5" x 15' 8" (4.40m x 4.78m)

A stunning lounge has glazed French doors from the hallway with feature stone open fireplace with large log burner in place and black granite hearth. The room has two uPVC windows to the front with blinds, Amtico wood effect flooring, Farrow and ball neutral tone decor to coving, radiator and is open plan to the dining room.

Dining room

11' 3" x 12' 0" (3.44m x 3.67m)

Open plan to the lounge the dining room has two uPVC windows to the rear with fitted blinds, Amtico wood effect flooring, green Farrow and ball walls to coving, ceiling light and radiator.

Sitting room

13' 2" x 16' 7" (4.02m x 5.05m)

A large sitting room could have a variety of uses and has uPVC window to the side, uPVC bi-folding doors to the rear, biscuit colour carpet, cream decor to coving, radiator, two wall lights and pendant light.

Orangery

11' 4" x 19' 3" (3.46m x 5.88m)

A stunning Orangery extension to the rear is open plan to the breakfast kitchen has windows to all sides and centred uPVC French doors all with fitted with blinds. The room has underfloor heating under the cream Italian porcelain floors, ten down lights, ten up lights and a large uPVC lantern window to the ceiling.

Breakfast

12' 0" x 22' 3" (3.65m x 6.77m)

A masterpiece of a neutrally hand painted soft close kitchen was designed, built and fitted by Sarah Anderson and features extensive storage with wall and base units to all sides of the room. The work tops are black granite and extend onto a large central island unit which has low level wine fridge and more storage. The room has a plethora of Miele integrated appliances including a five ring gas hob and extractor fan, a microwave combination oven, two ovens with grills and a steam oven. There is a routed sunken sink drainer with a Quooker boiling water tap. The room has Porcelain

kitchen

cream tiled floor with under floor heating, tiled splash backs, cream decor to coving, ten down lights, one pendant light and feature wooden topped circular breakfast bar.

Stairs and landing

12' 7" x 19' 3" (3.84m x 5.87m)

The stairs turn 180 degrees to a huge landing area with three uPVC windows and pendant light plus loft access.

Bedroom One

20' 4" x 16' 4" (6.21m x 4.98m)

A monstrously sized main bedroom has two uPVC windows to the front, cream carpet and neutral cream decor to coving, feature radiators, seven down lights, ceiling light.

Dressing room

6' 11" x 8' 6" (2.11m x 2.58m)

The dressing room is open to the bedroom and has two sides of built in shelving and storage with frosted window, carpet and neutral decor.

En suite

10' 2" x 16' 4" (3.10m x 4.97m)

A beautiful ensuite with natural stone tiles matching on the walls and floor. There are two oval sinks with a large mirror to one end and a large walk in shower with glass screen to the other. Feature circular radiator aswell as a chrome towel radiator and underfloor electric heating

Bedroom Two

14' 11" x 12' 0" (4.55m x 3.67m)

A large second bedroom has two uPVC windows to the rear, cream carpet, neutral cream decor to coving, radiator and pendant light.

En suite

10' 11" x 5' 6" (3.34m x 1.68m)

A second en suite shower room has shower cubicle, vanity sink and WC, white fitted storage units, white tiled walls, grey tiled floor, white decor, frosted uPVC window to the side, chrome towel radiator, two ceiling lights and extractor fan.

Bedroom Three

13' 3" x 9' 8" (4.05m x 2.94m)

A large double room has uPVC window to the rear, neutral carpet and decor with fitted wardrobes and dressing table, radiator, pendant light and coving.

Bedroom Four

11' 0" x 12' 5" (3.36m x 3.78m)

A fourth double room has two uPVC windows to the front with cream decor, neutral decor,, radiator and pendant light.

Bedroom Five / Study

13' 3" x 5' 10" (4.04m x 1.78m)

This room is currently furnished for a study but easily makes a good sized fifth bedroom. The room has uPVC window, desk, storage space and cupboards, cream decor and carpet, three down lights and radiator.

Family bathroom

11' 5" x 5' 10" (3.48m x 1.77m)

Another immaculately presented room has a matching white three piece bathroom suite of bath, vanity sink with circular basin and WC plus a large walk in shower with glass screen, grey and white splash back tiling, grey tiled floor, chrome towel radiator, underfloor electric heating, frosted uPVC window with blind, six down lights and extractor.

Integral double garage

17' 3" x 16' 8" (5.25m x 5.09m)

With two up and over metal garage doors, integral door to the house and uPVC window to the side and recently fitted new Baxi gas boiler

Front garden and parking

A very attractive frontage has an open gravel driveway with circular turnaround centred with attractive ornate fountain. There are lawn gardens with mature landscaped borders to the sides. An impressive stone portico porch centres over the front door to create a stunning feature to the front of the property. There is extensive parking for vehicles with access to double integral garage.

Rear garden and patios

An immaculate south west facing garden has slab paths and patios to the back of the house that wrap around the orangery extension providing two separate areas to sit and dine. A lawn garden runs the full width of the garden with well stocked mature manicured soil

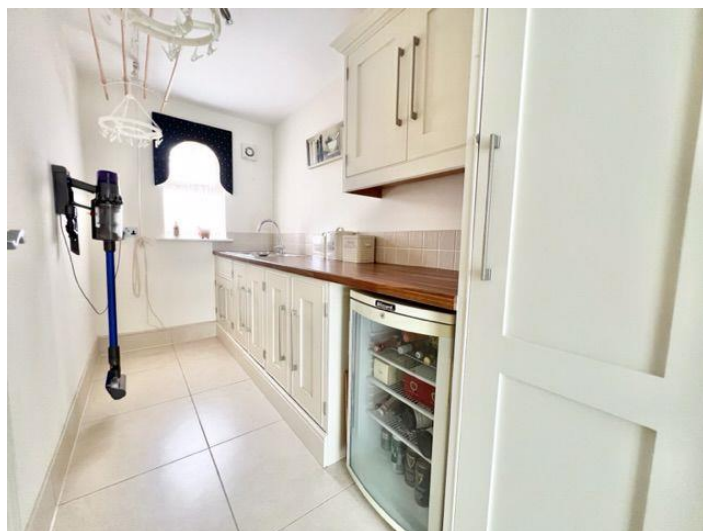


and gravel borders to the sides and rear with tall timber fencing to all sides and rear. Two timber gates lead to the front on either side of the house.

Utility room

11' 3" x 5' 3" (3.44m x 1.61m)

The spacious utility has a matching range of painted Sarah Anderson wall and base units with work top over and space for washing machine, dryer and low level fridge freezer under. The room has uPVC window to the front, stainless steel sink drainer, splash back tiling, radiator, cream decor, extractor and ceiling light.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

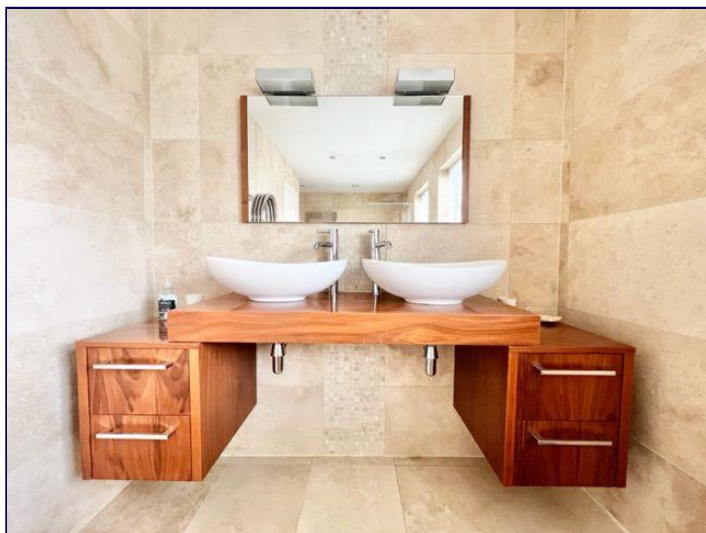
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band F: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
147.3 sq.m. (1586 sq.ft.) approx.

1ST FLOOR
129.0 sq.m. (1388 sq.ft.) approx.



TOTAL FLOOR AREA: 276.3 sq.m. (2974 sq.ft.) approx.

Whilst 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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