



CROFTS ESTATE AGENTS

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



**The Adelaide, 41 Isaacs Hill
Cleethorpes
DN35 8JT**

**Offers in the Region Of
£350,000**

Crofts estate agents are delighted to be able to offer for sale one of the longest running guest houses in Cleethorpes, with the current owner running the guest house for over 35 years!. Selling due to retirement, the guest house is to be sold as a going concern with majority of fixtures, fittings and furnishings included to enable a new owner to be up and running from day one. Benefitting from gas central heating and uPVC double glazing this lovely property comprises entrance porch, hallway, living room, sitting room, owners bedroom with ensuite bathroom, store room/office, dining room and kitchen to the ground floor. Split level landing, five guest bedrooms, three with ensuites, w.c, and guest shower room and a further potential shower room. Front and rear gardens and added bonus of off road parking to the front with access to a storage garage. Viewing is highly advised and strictly through the agent only please.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Porch

Open to the front and then having the entrance door into the guest house.

Hallway

uPVC double glazed entry door to the front elevation with two adjoining glazed panels. Central heating radiator. Dado rail to the walls and coving to the ceiling. Staircase to the first floor with useful understairs storage cupboards.

Owners Lounge

17' 11" plus bay x 11' 6" (5.465m x 3.499m)

Fitted within the past 18 months a uPVC double glazed window to the front elevation. Mouldings, coving and rose to the ceiling. Decoartib]ve wall niches. Central heating radiator.

Owners Sitting room/office

11' 3" plus bay x 11' 7" (3.431m x 3.533m)

uPVC double glazed bay window to the front elevation which was replaced in the past 18 months or so. Coving and rose to the ceiling. Plate rack to the walls. Electric fire with surround. Central heating radiator.

Owners Bedroom

10' 7" x 10' 6" (3.232m x 3.209m)

Down lighting to the ceiling. Central heating radiators, Borrowed window lighting to the bathroom.

Owners Ensuite

5' 4" max x 8' 8" to cupboard (1.638m x 2.629m)

uPVC double glazed window to the rear elevation. Equipped with a spa bath, vanity wash hand basin and a w.c. Coving to ceiling. Central heating radiator. Storage cupboard.

Lobby

A entry door beneath the stairs leads in to this small inner lobby which provides access to a store room or what could be an office or similar.

Store room

Measurement unable to be taken at time of details

uPVC double glazed window to the side elevation. Central heating radiator.

Dining Room

11' 11" x 19' 7" (3.625m x 5.977m) max measures due to irregular shape

uPVC double glazed bay window to the side elevation again fitted within the past 18 months. Central heating radiator. Enough seating for at least 15 covers.

Kitchen

14' 8" x 7' 11" (4.468m x 2.406m) minimum measurements due to irregular shaped room

Offering uPVC double glazed windows to the rear and side elevations with entry door out to the garden. Extensive range of wall and base units with contrasting work surfacing with inset sink and drainer. Integrated oven and five ring gas hob. Integrated twin microwaves. Plumbing for a dishwasher and washing machine. Splashback tiling.

First Floor Landing

This split level landing offers access to the guest bedrooms, w.c and shower room. Storage cupboard. uPVC double glazed window to the side elevation.

Bedroom One

8' 10" x 11' 3" (2.692m x 3.424m)

uPVC double glazed window to the rear elevation. Central heating radiator. Covings to the ceiling and dado rail to the walls. Fitted wardrobe.

Ensuite to Bedroom One (Part One)

5' 8" x 4' 5" (1.739m x 1.341m) max

uPVC double glazed window to the side elevation. Central heating radiator. Pedestal wash hand basin. Down lighting. Door to the shower and w.c.

Ensuite to Bedroom One (Part Two)

5' 8" x 4' 7" (1.733m x 1.409m) max

Fitted with a shower cubicle with electric shower and having a w.c. Central heating radiator.

Bedroom Two

13' 0" x 10' 6" (3.964m x 3.192m)

uPVC double glazed window to the rear elevation. Fitted wardrobe and drawer unit. Vanity wash hand basin. Central heating radiator.

Bedroom Three

12' 11" plus the bay x 11' 7" (3.939m x 3.523m)

uPVC double glazed bay window to the front elevation. Central heating radiator. Built in wardrobe. Door to ensuite.

Ensuite to Bedroom Three

4' 8" x 5' 0" (1.435m x 1.521m)

Fitted with a pedestal wash hand basin, close coupled w.c and shower cubicle with electric shower. Fitted extractor fan. Down

lighting. Central heating radiator. Partial aqua boarding to the walls.

Bedroom Five

9' 10" plus bay x 11' 4" (2.993m x 3.452m)

uPVC double glazed bay window to the front elevation. Covings to the ceiling. Central heating radiator. Door to the ensuite.

Ensuite to Bedroom Five

4' 7" x 6' 10" (1.409m x 2.084m)

uPVC double glazed window to the front elevation. Fitted with a close coupled w.c, wall mounted wash hand basin and a shower cubicle with electric shower. Central heating radiator. Partial tiling to the walls.

Bedroom Six

7' 11" x 11' 5" (2.410m x 3.492m)

uPVC double glazed window to the rear elevation. Central heating radiator. Vanity wash hand basin. Fitted wardrobe.

W.C

2' 2" x 3' 6" (0.662m x 1.078m)

Fitted with a close coupled w.c.

Shower Room

3' 5" x 7' 8" (1.054m x 2.331m)

Offering uPVC double glazed window, central heating radiator and shower cubicle.

Outside

Beautifully presented frontage which has been the former winner of the Cleethorpes in Bloom award and offers an abundance of plants and flowers. A benefit to this property is the fact it also has a driveway creating off road parking for one car. Storage garage. To the rear there is a low maintenance garden which enjoys a sunny aspect.



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



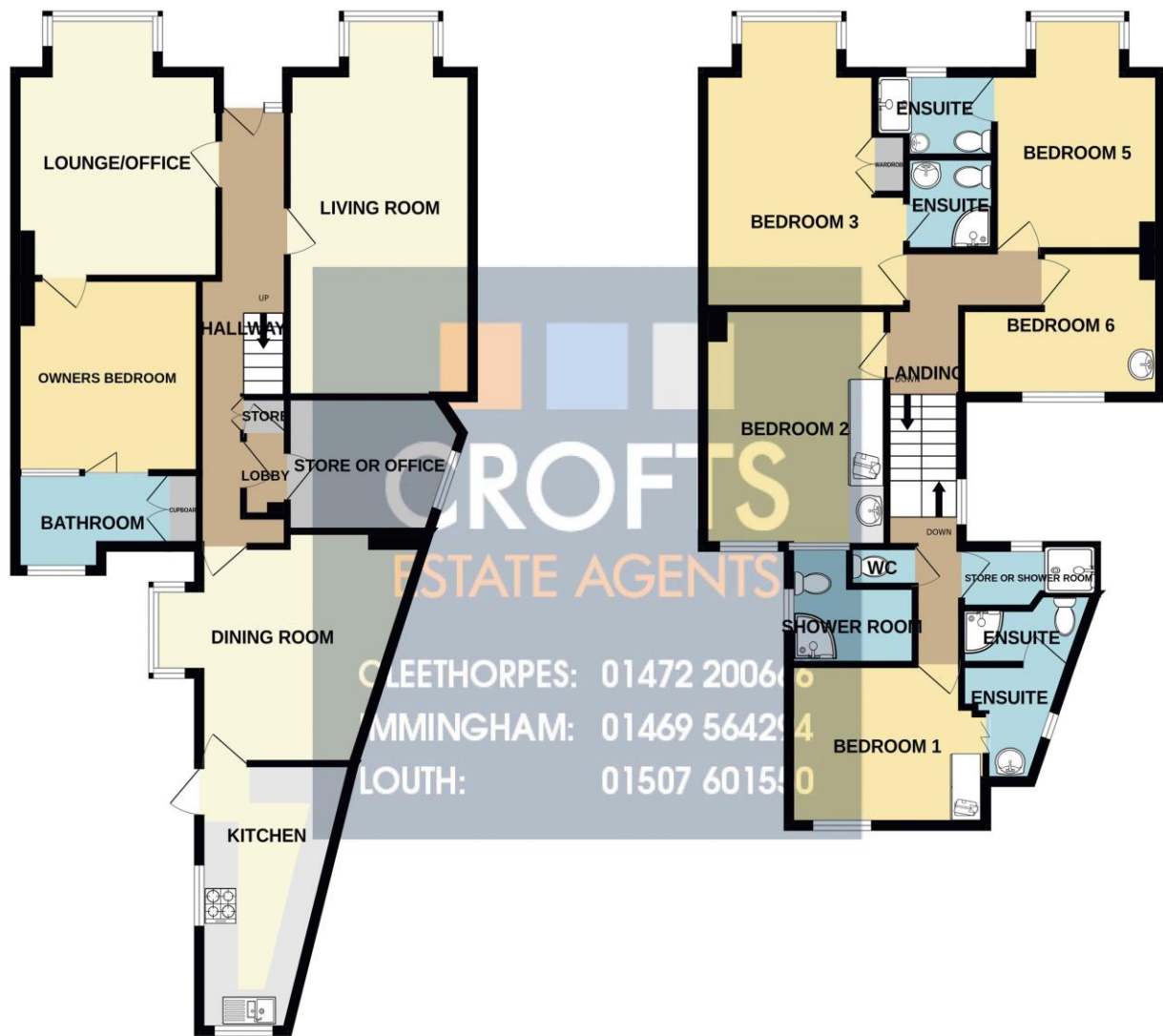


OPEN 7 DAYS A WEEK

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
86.3 sq.m. (929 sq.ft.) approx.

1ST FLOOR
78.3 sq.m. (843 sq.ft.) approx.



TOTAL FLOOR AREA : 164.6 sq.m. (1772 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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