



# Inglebys

Estate Agents



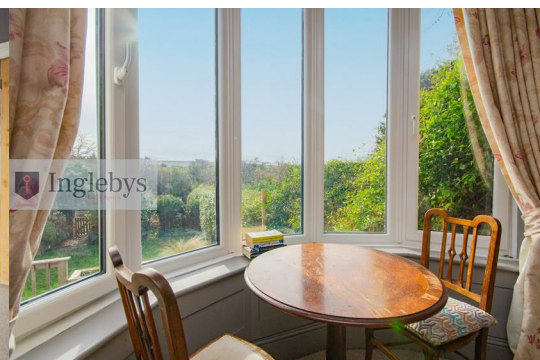
## 37 Micklow Lane

Loftus, TS13 4JE

**£285,000**



Rarely available on the open market, a beautifully presented 4-bedroom semi-detached family home set within an extensive plot, with substantial garden space and off-street parking.





Situated on the peaceful Micklow Lane on the outskirts of Loftus, with close access to the North York Moors and only a short drive to neighbouring seaside villages including Skinningrove & Staithes, this spacious family home must be viewed to be truly appreciated. With tasteful décor throughout, this property is expected to be in high demand meaning early viewing is essential.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-C.

EPC Rating: D

Entrance Vestibule 10'2" x 5'7" (3.12m x 1.71m)

Wooden stable door to the front elevation, with access to the Hall, and wooden glazed double doors opening to the Rear Garden.

Hall 7'10" x 5'3" (max) (2.40m x 1.62m (max))

Decorative wood paneled walls. Exposed treated floorboards. Stairs leading to the first floor. Access to the Living Room, Kitchen / Diner & Ground-Floor W/C. Radiator.

Living Room 14'11" x 12'4" (4.55m x 3.76m)

Decorative wood paneled feature wall with marble fireplace housing a cast-iron open fire. Carpeted. Coving. UPVC double glazed bow window to the rear aspect with stunning open views over the rear garden & surrounding countryside. Radiator.

Kitchen & Dining Area 18'7" x 12'3" (max) (5.67m x 3.74m (max))

Open-plan Kitchen & Dining Area with a range of wooden wall, base & drawer units. Wood-block worktops incorporating composite black 1 1/2 bowl sink with single drainer & mixer tap. Integrated dishwasher & space for American style fridge / freezer. Pantry under the stairs. Tiled splash-backs. Range double electric stove in the chimney breast. UPVC double glazed windows to the front & side aspects. Radiator. Access to the Utility.

Utility 9'1" x 7'3" (2.78m x 2.21m)

Double Belfast sink with mixer spray tap. Wall & base units. Plumbing for washing machine. Wooden glazed door opening to the Front Elevation.

Ground-Floor W/C 8'0" x 3'7" (2.46m x 1.11m)

Low-level W/C. Hand basin. Radiator. Access to the boiler cupboard / storage.

First Floor

Landing

Carpeted. UPVC double glazed window to the side aspect. Radiator. Stairs leading to the Loft Room.

Bedroom One 12'10" x 12'2" (3.93m x 3.73m)

UPVC double glazed bow window to the rear aspect showcasing elevated views of the surrounding countryside, complete with boxed window seat. Carpeted. Coving. Radiator.

Bedroom Two 10'7" x 9'1" (3.25m x 2.77m)

UPVC double glazed window to the front aspect. Karndean flooring. Radiator.

Bedroom Three 7'11" x 9'1" (2.42m x 2.77m)

UPVC double glazed windows to the front & side aspects. Karndean flooring. Radiator.

Family Bathroom 12'8" x 5'8" (3.87m x 1.75m)

Freestanding rolltop bath. Hand basin & low-level W/C. Double walk-in shower cubicle with tiled enclosure & thermostatic shower. Radiator & towel rail. UPVC double glazed window to the side aspect.

Second Floor

Bedroom Four 19'1" x 18'2" (max) (5.83m x 5.54m (max))

L-shaped bedroom with the potential to create an en-suite using the large storage cupboard. UPVC double glazed window to the side aspect & Velux skylight window to the front. 2x radiators. Carpeted. LED downlighting.

External

Front Elevation

Parking. Hedgerow and mature shrubs & greenery around the property boundary with steps leading down to the Entrance Vestibule.

Rear Elevation

A stunning, private enclosed garden space. Featuring raised decking area with views over the countryside, log-store, and garden area laid to lawn. Established hedgerow around the garden, with views over fields to the rear.

Disclaimer

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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

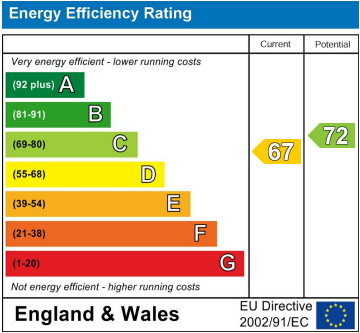
Area Map



Floor Plans



Energy Efficiency Graph



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