



Inglebys

Estate Agents



46 St. Germain's Lane

Marske-By-The-Sea Redcar, TS11 7AA

£495,000



Set along the sought-after St. Germain's Lane in Marske by the Sea, this impressive detached home combines generous living space, practical outdoor features and an enviable coastal setting within easy walking distance of local schools and the beach.

The ground floor features bright, generously proportioned reception areas leading through to a bespoke timber extension at the rear, creating a warm, garden-facing room ideal family living.

Outside, the property enjoys well-kept front and rear gardens, complemented by a substantial gated driveway providing off street parking for multiple vehicles and access to a detached garage.



Tenure: Freehold.

Council Tax Band: Band E

EPC Rating: D rating

Entrance Hallway 10'11" x 12'4" (3.35 x 3.78)
3x double glazed, leaded windows to the front aspect.
Solid wood entrance door.
Under-stair storage cupboard.
Staircase rising to the first floor.
Wood effect laminate flooring.

Living Room 13'10" x 21'8" (4.24 x 6.62)
Double glazed and leaded bow window to the front aspect.
Electric wood burner effect fire, inset into the chimney breast, with a tiled back and hearth and a wooden surround.
Double glazed French doors, opening to the second reception room.

Dining Room 11'6" x 9'10" (3.53 x 3.01)
Double glazed, leaded window to the side aspect.
Wood effect laminate flooring.
Doors to the second reception room and kitchen.

Extension / Reception room Two 13'2" x 20'8" (4.03 x 6.31)
Timber construction.
4x double glazed windows to the rear aspect.
2x skylights.
Double glazed French doors, opening to the rear garden.

Kitchen 9'1" x 15'7" (2.77 x 4.75)
Double glazed window to the side aspect.
A range of wall and base units with marble effect roll top work surfaces.
Half tiled walls.
Plumbing for a dishwasher.
Stainless steel sink with mixer tap.
Double electric oven, matching four burner hob and an overhaed extractor hood.
Traditional, beamed ceilings.

Utility Room 4'11" x 4'7" (1.50 x 1.41)
Double glazed window to the rear aspect.
Plumbing for a washing machine and separate dryer.
Over-head storage cupboards.
Door to the ground floor WC.
Partially glazed uPVC door, opening to the rear garden.

Ground Floor WC 4'7" x 3'0" (1.40 x 0.92)
Double glazed, frosted window to the rear aspect.
Low level WC.
Pedestal wash hand basin.
Wood effect laminate flooring.
Fully tiled walls.

First Floor Landing
Double glazed, leaded window to the side aspect.
Loft access hatch.

Bedroom One 12'10" x 11'9" (3.92 x 3.60)
Double glazed and leaded bow window to the rear aspect.

Bedroom Two 13'1" x 8'5" (4.0 x 2.57)
Double glazed and leaded bow window to the front aspect.

Bedroom Three 10'5" x 6'4" (3.2 x 1.95)
Double glazed, leaded window to the front aspect.

Family Bathroom 10'2" x 10'5" (3.11 x 3.20)
2x double glazed frosted and leaded windows to the side and rear aspects.
Free-standing claw footed bath with traditional styled mixer tap and shower attachment.
Low level WC.
Pedestal wash hand basin.
Glass shower cubicle.
Stainless steel heated towel rail.
Wood effect laminate flooring.
uPVC cladded walls.
Storage cupboard housing an immersion heater and tank.

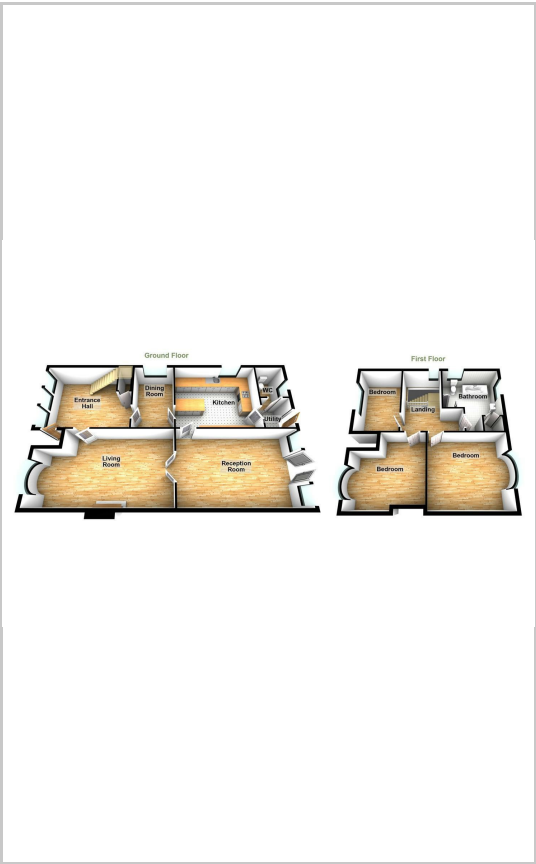
Front external
An immaculately presented garden, mainly laid to lawn, with a selection of well established bushes, shrubs, plants and trees and a Victorian styled street lamp.
Gated driveway providing off street parking to the front and side and access to the detached garage at the rear.

Rear External
To the rear of the property is a well-kept garden, mainly laid to lawn with a selection of mature plants and shrubs, a green house and a detached garage.

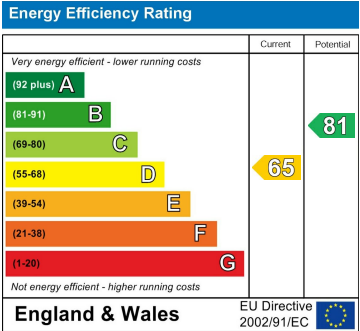
Area Map



Floor Plans



Energy Efficiency Graph



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