ARGYLE
ESTATE AGENTS

4 Millhouse Rise, Immingham, DN40 2HJ
£235,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Four Bedroom Detached Home
- Popular Residential Location
- Quiet Cul De Sac Position
- Well Appointed Modern Kitchen
- Conservatory
- Utility & Cloakroom/WC
- En Suite Shower Room & Family Bathroom
- Integral Garage
- Spacious Driveway

This immaculately presented four bedroom detached home occupies a pleasant corner position within a quiet cul-de-sac, situated in a popular residential area off Church Lane. The property offers well-proportioned accommodation, good-sized gardens, ample off-road parking and an integral garage. Conveniently located for local amenities and schools, the property also provides easy access to nearby motorway links.

The bay fronted lounge features a marble fire surround incorporating a gas fire. The kitchen is undoubtedly a particular highlight of the home, providing a spacious and impressive space fitted with a comprehensive range of modern gloss units, integrated oven and five-ring gas hob. A central island with breakfast bar provides an excellent focal point and additional preparation and seating space, while a conservatory leads directly from the kitchen, providing an additional reception space with views over the garden. A separate utility room offers further storage and space for laundry appliances, and has access to the ground floor cloakroom/WC.

To the first floor are four bedrooms, including the main bedroom with en suite shower room, together with a family bathroom fitted with a shower over the bath.

Externally, the property benefits from ample driveway parking to the front with access to the integral garage. The garage has a tiled floor and finished walls, creating a versatile space with a range of potential uses, while direct access is provided into the kitchen.

The rear garden enjoys a good degree of privacy, with a paved patio and lawn providing an attractive and practical outdoor space. The property is further enhanced by solar panels and an EV charging point.

LOUNGE
15'7" x 13'6" (4.77 x 4.12)

KITCHEN
18'4" x 10'4" (5.60 x 3.17)

CONSERVATORY
13'3" x 9'8" (4.05 x 2.95)

UTILITY ROOM
6'10" x 5'9" (2.10 x 1.76)

CLOAKROOM/WC
4'4" x 3'7" (1.33 x 1.10)

FIRST FLOOR

BEDROOM 1
12'11" x 11'6" (3.94 x 3.52)

EN- SUITE SHOWER ROOM
5'8" x 4'5" (1.75 x 1.35)

BEDROOM 2
10'10" x 8'7" (3.32 x 2.63)

BEDROOM 3
9'5" x 8'5" (2.89 x 2.58)

BEDROOM 4
8'4" x 8'2" (2.55 x 2.50)

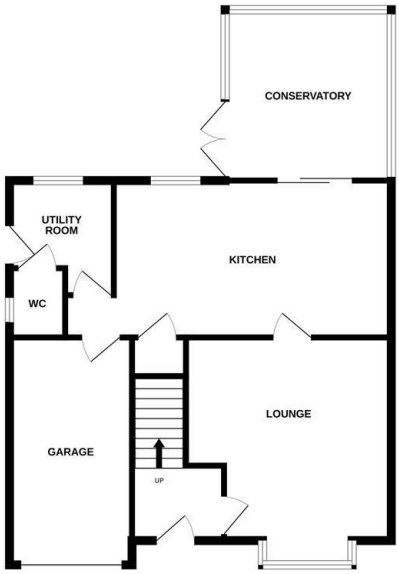
BATHROOM
7'2" x 5'6" (2.20 x 1.68)

GARAGE
15'11" x 8'1" (4.87 x 2.47)

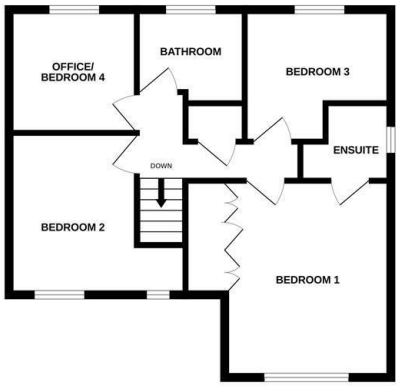
TENURE
FREEHOLD

COUNCIL TAX BAND
C

GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.9 sq.m.) 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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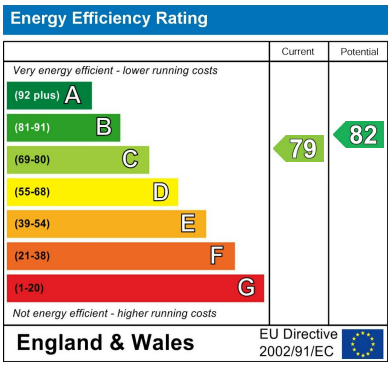

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

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