



63 Bolingbroke Road Cleethorpes, North East Lincolnshire DN35 0HF

A rare opportunity to acquire this outstanding extended four-bedroom detached residence, enviably positioned in one of Cleethorpes' most prestigious areas. Ideally located close to the seafront promenade, boutique shops, vibrant caf  s and bars, and highly regarded schools, this home delivers luxurious family living with exceptional space and style. Set on a double plot, the property boasts striking kerb appeal with its impressive frontage, elegant brickwork, and sweeping in-and-out driveway leading to an integral garage. Inside, a grand reception hallway with a feature oak staircase introduces beautifully presented interiors. The formal lounge includes a study area while the snooker room offers a perfect spot for relaxation or entertaining. At the heart of the home lies a stunning open-plan living dining kitchen area – a true showpiece for modern family life. Flooded with natural light from Velux windows and glazed doors it opens seamlessly onto the landscaped rear gardens. A practical utility room and cloakroom/WC complete the ground floor. Upstairs are four spacious double bedrooms including en-suite shower room. The family bathroom is a statement in contemporary luxury featuring a freestanding tear-shaped bath and walk-in rainfall shower. The exterior impresses just as much with beautifully landscaped gardens offering Indian sandstone patios, raised borders and a covered seating area ideal for alfresco dining. A fully insulated wooden cabin provides a versatile space for a home office, gym, or entertaining. This superb family home perfectly combines elegance, comfort and practicality – offering the very best in modern living in one of Cleethorpes most desirable settings. Viewing is essential to appreciate the quality and lifestyle this exceptional property provides.

£590,000

- PRESTIGIOUS CLEETHORPES LOCATION NEAR SEAFRONT & TOP SCHOOLS
- STRIKING DOUBLE PLOT WITH IN-AND-OUT DRIVEWAY & GARAGE
- GRAND ENTRANCE HALL WITH OAK STAIRCASE
- ELEGANT LOUNGE WITH STUDY AREA
- SNOOKER/ENTERTAINMENT ROOM
- STUNNING OPEN-PLAN KITCHEN, DINING & LIVING SPACE
- FOUR SPACIOUS DOUBLE BEDROOMS
- LUXURY EN-SUITE & DESIGNER FAMILY BATHROOM
- LANDSCAPED GARDENS WITH PATIOS & COVERED SEATING
- VERSATILE INSULATED CABIN – OFFICE, GYM OR BAR



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a composite door with side light panels into the reception hallway.



RECEPTION HALL

The welcoming reception hallway sets the tone for the rest of the property with its solid wood flooring and feature Oak staircase with open spindles and carpeted tread leading to the first floor. Finished with Oak connecting doors and feature glazed double doors to the Living kitchen diner and lounge. Radiator fitted.



RECEPTION HALL



RECEPTION HALL



LIVING DINING KITCHEN

29'11" x 21'9" (widest points) (9.13 x 6.63 (widest points))

The true hub of the home tastefully designed and extended by the current vendors with ample natural light from the three Velux roof windows, further Velux to the kitchen area, dual aspect uPVC double glazed doors with side light panels and two window to the side aspect. The kitchen is a Traditional joinery kitchen with cashmere coloured wall and base units Granite work surfaces and matching upstands incorporating a range cooker with glass splashback and black chimney style extractor hood, inset ceramic sink, integrated dishwasher and American fridge freezer. Having a focal pinnacular island which has ample further storage, granite work surface and doubles as a breakfast bar. This open plan room has ample space for a large family dining table and lounge area with modern wall mounted electric fire. Finished with down lights to the ceiling, wood effect Karndean flooring and three radiators. A truly exceptional family living area.



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UTILITY ROOM

9'1" x 8'3" (2.78 x 2.52)

The handy utility room benefits from a range of cream gloss wall and base units with contrasting worksurfaces incorporating a ceramic sink and drainer, plumbing for an automatic washing machine, space for a tumble dryer and wall mounted boiler. Finished with a sky light tunnel, wood effect vinyl flooring, cloaks area and dual Oak doors one to the snooker room and one to the living kitchen diner.



LOUNGE

26'11" x 13'3" (8.22 x 4.04)

The large lounge has double Oak glazed doors leading from the reception hallway with a uPVC double glazed bay window to the front aspect, carpeted flooring and feature chimney breast with tiled back and hearth and gas stove fitted. Having ample room for a study area.



LOUNGE



LOUNGE



LOUNGE



LOUNGE



SNOOKER/GAMES ROOM

18'4" x 17'9" (5.59 x 5.42)

This fantastic space is presently being used as a snooker room (Table by separate negotiations) is ideal for home entertaining with ample space for a bar area and further game tables. Having down lights to the ceiling, snooker table lighting, carpeted flooring, radiator and dual aspect uPVC double glazed windows. Door leading to the utility room.



SNOOKER/GAMES ROOM



CLOAKROOM

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

The handy cloakroom benefits from a white two piece suite comprising of low flush wc and vanity hand wash unit with storage beneath. Finished with full modern stone effect tiling to the walls and floor.

FIRST FLOOR

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FIRST FLOOR LANDING

Having continued carpeted flooring with Oak open spindle balustrade and uPVC double glazed window to the front aspect. Leading round to the rear of the property with a further two uPVC double glazed windows over looking the rear garden.



FIRST FLOOR LANDING



BEDROOM ONE

14'9" x 12'0" (4.50 x 3.68)

The largest of the four bedroom with a uPVC double glazed window to the front aspect with fitted blinds, carpeted flooring and radiator. Having dual Oak doors leading to the hallway.



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO

14'0" x 9'0" (4.29 x 2.75)

The second double bedroom has a uPVC double glazed window with blinds fitted, carpeted flooring and radiator fitted. Oak door leading to an en suite shower room.



EN SUITE SHOWER ROOM

9'0" x 5'1" (2.76 x 1.56)

The en suite shower room benefits from a white three piece suite comprising of; Corner shower with glazed screens, electric shower and Aqua panelled splashbacks, low flush wc and floating vanity unit with hand wash basin and handy storage draws. Finished with tiled effect laminate flooring, heated towel rail and uPVC double glazed windows to the rear aspect.



BEDROOM THREE

13'6" x 8'10" (4.13 x 2.70)

The third double bedroom has a uPVC double glazed window to the front aspect with blinds fitted, carpeted flooring and radiator.



BEDROOM FOUR

9'1" x 8'11" (2.77 x 2.72)

The fourth bedroom has a uPVC double glazed window to the front aspect with blinds fitted, carpeted flooring and radiator.



FAMILY BATHROOM

9'10" x 5'10" (3.01 x 1.79)

The modern family bathroom has been recently refurbished to include a white four piece suit with freestanding tear shaped bath having floor tap and hand shower, wall to wall walk in shower with rainfall head and dual hand shower and glazed screens, floating hand wash vanity unit with handy storage and low flush wc with hidden cistern in matching unit. Finished with Aqua panelled wall and a feature gray wall, tiled flooring, heated towel rail, extractor and uPVC double glazed window to the side aspect.



FAMILY BATHROOM



FAMILY BATHROOM



OUTSIDE

THE GARDENS

The property stand with a sweeping in and out driveway which is red brick paved and provides ample off road parking leading to the garage. Having walled boundaries and a feature gravelled with mature planting. The rear garden has been recently landscaped by the current vendors and is the ideal family garden with its a large wrap round stone patio, lawn with feature raised planters and a rear wooden decked patio with insulated timber day/home office and is enclosed by fenced boundaries.



THE GARDENS



THE GARDENS



COVERD SEATING AREA

Covered seating area with Indian sandstone flooring and handy storage area above.



THE SUMMER HOUSE

The new summer house or home office is fully insulated and has an electric supply. Ideal for home working, hobby room or the ultimate outside entertaining room.



REAR VIEW



GARAGE

Having dual aspect up and entrance doors and is fitted with electric and lighting.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - E

EPC - C

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.