



## 2 St. Germain's Lane

Marske-By-The-Sea, TS11 7LG

**Offers Around £595,000**



Rarely available to the market and located in the highly desirable area of St. Germain's Lane, Marske, this spacious four-bedroom house is set within an impressive, elevated plot. The property boasts private, gated access, ensuring both security and exclusivity for its residents.

Having been extensively extended, the home provides spacious accommodation throughout, making it ideal for families. Each room is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere.

This impressive property features expansive, manicured gardens, a double garage, separate bath and shower rooms, en suite to the master bedroom, balcony and sun room. Whether you wish to host summer barbecues, enjoy a quiet afternoon in the sun, or cultivate your own garden, the outdoor space is sure to impress.

With its prime location in Marske, residents can enjoy the charm of coastal living while being close to local amenities and transport links. This property is a rare find and presents an excellent opportunity for those seeking an impressive family home in a highly sought-after area.



Tenure: Freehold

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

EPC Rating: Awaiting Assessment

**Entrance Hallway 18'8" x 6'11" (5.71 x 2.11)**

Glazed entrance door.  
Double glazed windows to the front aspect.  
Doors to the Kitchen, Living Room and Cloakroom/WC.  
Staircase to the first floor.

**Living Room 18'0" x 13'8" (5.49 x 4.18)**

Double glazed bay window to the front aspect and two double glazed windows to the side.  
Gas fire with a brick surround and tiled hearth.  
Double doors to the Dining Room.

**Dining Room 13'7" x 14'11" (4.16 x 4.56)**

Double glazed bay window to the side aspect.  
Brick built open fireplace.  
Door to the Kitchen.

**Kitchen/Breakfast Room 14'0" x 11'10" (4.27 x 3.61)**

Double glazed window to the side aspect.  
A range of built in wall and base units with marble effect roll top work surfaces.  
Integrated dishwasher.  
Stainless steel sink with mixer tap.  
Wood panelled walls.  
Tiled splashbacks.  
Built in seating and breakfast area.  
Wood effect vinyl flooring.  
Door to the Utility Room.

**Utility Room**

Double glazed window to the rear aspect.  
Partially glazed door, opening to the rear external.  
Butler sink with dual taps.  
Plumbing for a washing machine.  
Tile effect vinyl flooring.

**Cloakroom/WC 5'2" x 8'11" (1.58 x 2.74)**

Two double glazed windows to the side aspect.  
Coat rails and shelving.  
Low level WC.  
Wash hand basin inset into a vanity unit.  
Carpeted.

**First Floor Landing**

Integrated storage cupboards.  
Loft access hatch to the fully boarded loft room.

**Bedroom One 17'7" x 14'0" (5.36 x 4.29)**

Double glazed window to the side aspect.  
Built in wardrobes.  
Door to the En Suite.

**En Suite 8'6" x 4'5" (2.61 x 1.37)**

Double glazed frosted window.  
Low level WC.  
Pedestal wash hand basin.  
Glass shower cubicle.

**Bedroom Two 11'5" x 13'1" (3.50 x 4.0)**

Double glazed bay window to the front aspect.  
Built in wardrobes.

**Bedroom Three 10'11" x 13'9" (3.33 x 4.2)**

Double glazed window to the rear aspect  
Fitted wardrobes housing the immersion heater.

**Bedroom Four 11'10" x 12'3" (3.62 x 3.75)**

Double glazed window to the front aspect.

**Family Bathroom 10'10" x 5'4" (3.32 x 1.65)**

Double glazed, frosted window to the rear aspect.  
Three piece bathroom suite comprising of a low level WC, pedestal wash hand basin inset into a vanity unit and a panelled bath.  
Fully tiled walls.  
Karndean flooring.

**Shower Room 4'10" x 3'11" (1.49 x 1.21)**

Glass shower enclosure.  
Low level WC.  
Wash hand basin.  
Fully tiled walls.  
Karndean flooring.

**Sun Room and Balcony 10'5" x 9'2" (3.2 x 2.8)**

Double glazed windows throughout.  
uPVC door opening to the balcony with spectacular views over the rear garden.

**Double Garage**

A spacious double garage with power and light.

**Externally**

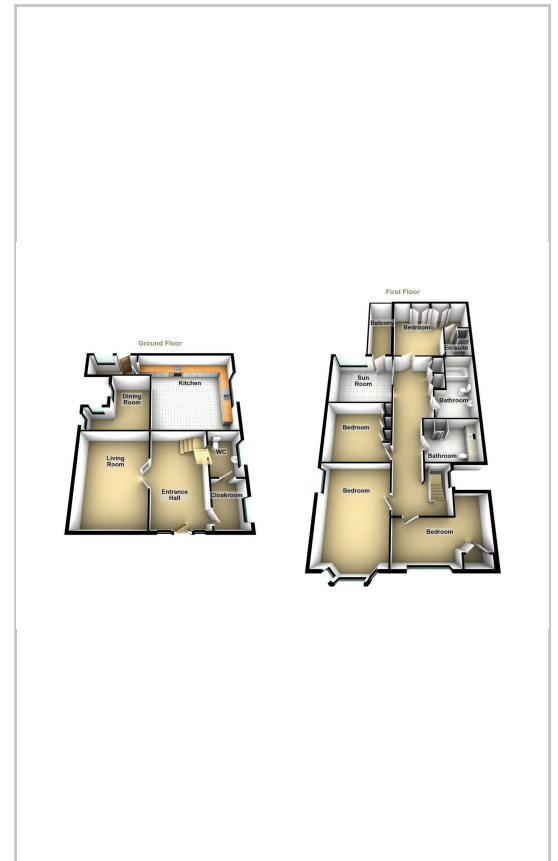
With gated access off St. Germain's Lane, the sweeping paved driveway provides off street parking for several vehicles and access to the double garage.

The immaculate front and rear gardens are a gardeners dream, with a selection of well manicured flower beds, rose bushes, trees, walkways and seating areas.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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