



Inglebys

Estate Agents



3 St. Germain's Lane

Marske-By-The-Sea, TS11 7LF

£599,950



An absolute show stopper of a property located at St Germain's Lane, Marske, ideally located on an extensive plot with substantial outside space.

The house is finished to a very high standard throughout with high quality fixtures and fittings, four double bedrooms, four reception rooms including a Living Room, Dining Room, Family Room and a Conservatory, a double garage and further off street parking for several vehicles.

St Germain's Lane is perfectly located, close to Marske's award winning beach, well regarded Primary and Secondary schools and Marske's independent bars, restaurants and shops.

Property of this standard and size, in this location are rare to the market, call us today to arrange your viewing appointment.



Tenure: Freehold
Council Tax: Redcar & Cleveland Band E
EPC: Awaiting Certificate

Entrance Porch

Partially glazed entrance door with decorative stained glass.
Ceramic tiled flooring.
Storage cupboard.
Door to the inner hallway.

Entrance Hallway

Double glazed window to the front aspect.
Under-stair storage.
Staircase rising to the first floor.

Living Room 15'0" x 12'0" (4.58 x 3.66)

Leaded bay window to the front aspect.
Cast iron fireplace with a tiled back and hearth and a wooden surround.

Dining Room 21'7" x 12'0" (6.6 x 3.66)

Double glazed French doors, opening to the rear garden.
Multi fuel stove with a tiled hearth.
Porthole window to the rear aspect.

Kitchen 16'0" x 19'0" (4.9 x 5.81)

Double glazed French doors, opening to the rear external.
Leaded window to the front aspect with a window seat.
A range of fitted wall and base units with roll top work surfaces.
Rangemaster dual fuel cooker.
Integrated overhead extractor hood.
Belfast sink with mixer tap.
Half tiled walls.

Snug 12'7" x 12'4" (3.84 x 3.76)

Multi-fuel burning stove.
Porthole window to the rear aspect.
French doors to the Conservatory.

Conservatory 18'9" x 9'6" (5.74 x 2.92)

Double glazed throughout and constructed approximately 5 years ago.
Tiled flooring.
Double glazed French doors, opening to the rear garden.

Ground Floor Cloakroom/WC

Porthole window with a leaded design to the front aspect.
Low level WC.
Pedestal hand wash basin.
Storage cupboard.
LVT flooring.

First Floor Landing

Double glazed window to the front aspect.
Porthole window.
Loft access hatch.

Bedroom One 11'5" x 12'3" (3.48 x 3.74)

Double glazed window to the rear aspect.
Integrated wardrobes with mirrored doors and shelving.

Bedroom Two 13'1" x 7'4" (4.0 x 2.26)

Double glazed window to the front aspect.
Integrated wardrobes and shelving.

Bedroom Three 9'4" x 14'7" (2.85 x 4.46)

Double glazed window to the rear aspect.
Integrated wardrobes.

Bedroom Four 8'7" x 8'5" (2.62 x 2.59)

Double glazed window to the rear aspect.

Family Bathroom 15'1" x 9'3" (4.62 x 2.84)

Double glazed windows to both the front and rear aspects.
Feature fireplace with a slate hearth.
Stainless steel heated towel rail.
A modern bathroom suite comprising of a low level WC, wash hand basin inset into a vanity unit, a standalone bath and a double walk in shower.

Front External

To the front of the property is a lawned garden and a bloc paved driveway, providing off street parking for several vehicles and access to the double garage.

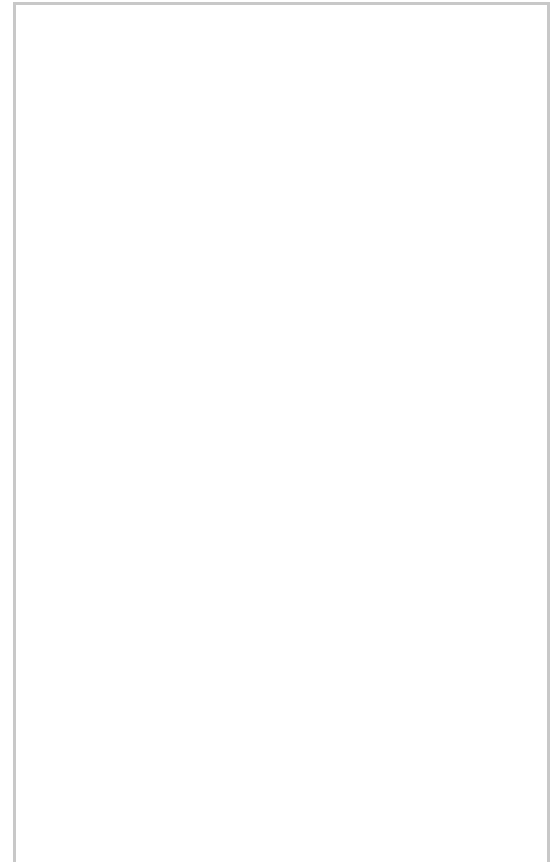
Rear External

On of the standout features of this amazing property is the substantial rear external space, consisting of an extensive rear garden with a selection of mature shrubs, trees and plants and a paved patio area.

Area Map



Floor Plans



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com