



**4, Ingram Place, Cleethorpes, North East Lincolnshire, DN35 9QP**  
**£330,000**

## Key Features:

- Four Bedroom Detached Family Home
- Popular Cleethorpes Location
- Spacious & Versatile Family Accommodation
- Generous Lounge
- Full Width Rear Sunroom with Log Burner
- Traditional Style Fitted Kitchen
- En-Suite Shower Room & Family Bathroom
- Low Maintenance Rear Garden
- Rear-Access Garage and Driveway

Located in a sought-after residential area of Cleethorpes, this Georgian style detached home offers generous living space, with character, and practical features throughout. Fronting onto Taylor's Avenue, it includes a garage and driveway parking to the rear. Inside, the accommodation offers a flowing layout to the ground floor, comprising - a front entrance hall with cloaks/wc, a well proportioned lounge, a spacious full width sunroom overlooking the rear garden, and a traditional style bespoke fitted kitchen/breakfast room. Upstairs are four bedrooms including three doubles - the main bedroom with a compact en-suite shower room, plus a separate family bathroom. The interior is completed with plantation shutters fitted mainly throughout, providing excellent light control and privacy. Outside, the property stands with a neat lawn to the front, and a fully block paved garden to the rear. The home is well placed for local amenities, easy access to the seafront, and close to recommended primary and secondary schools - including the Ofsted-rated 'Outstanding' Middlethorpe Academy. A solid well-located home, ready for a family to make it their own...Viewing Highly Recommended.



### ENTRANCE HALL

Accessed via double doors to the front of the property. With tiled floor and staircase to the first floor.

### LOUNGE

20'2" x 11'10" (6.16 x 3.63)

A well-proportioned lounge featuring oak parquet effect Amtico flooring. Classic style fireplace incorporating a gas fire, marble back and hearth. Front aspect windows and French doors opening into the sunroom.

### SUN ROOM

30'8" x 11'8" (9.37 x 3.57)

Overlooking the rear garden and providing valuable living space complete with a log burning stove. Tiled floor, two sets of French doors, and three Velux windows.

### KITCHEN/BREAKFAST ROOM

20'3" x 11'11" (6.18 x 3.64)

Fitted with a large range of traditional style units, and contrasting granite worktops incorporating a double Belfast sink. Appliances include a range cooker, American style fridge/freezer and an integrated dishwasher. Island providing additional storage and a breakfast bar. Tiled floor. Front and rear aspect windows, and access to the sunroom.

### CLOAKROOM

WC and housing for washing machine.

### FIRST FOOR LANDING

With a rear aspect window, and access to the loft via a drop down ladder.

### BEDROOM 1

11'10" x 11'6" (3.63 x 3.52)

To front aspect, with fitted wardrobes/overbed storage.

### EN-SUITE SHOWER ROOM

8'0" x 2'5" (2.46 x 0.76)

Fitted with a shower enclosure, pedestal basin and wc.

### BEDROOM 2

11'5" x 10'8" (3.50 x 3.26)

To front aspect, with fitted wardrobes.

### BEDROOM 3

9'10" x 8'3" (3.02 x 2.54)

To rear aspect, with fitted wardrobes - housing the gas central heating boiler.

### BEDROOM 4

8'6" x 7'8" (2.61 x 2.36)

To front aspect.

### BATHROOM

8'9" x 5'4" (2.67 x 1.64)

Fitted with a whirlpool bath having an overhead shower. Vanity sink unit and concealed cistern wc. Heated towel rail, and underfloor heating.

### OUTSIDE

Fronting onto Taylor's Avenue, the property stands with a lawned garden to the front, and mainly block paved garden at the rear. Driveway and garage accessed via Ingram Place.

### TENURE

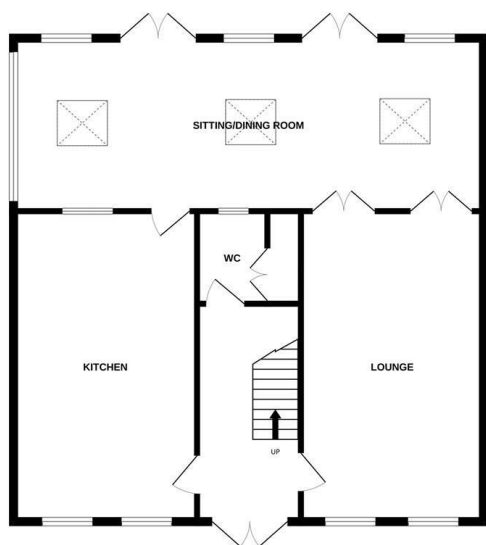
FREEHOLD

### COUNCIL TAX BAND

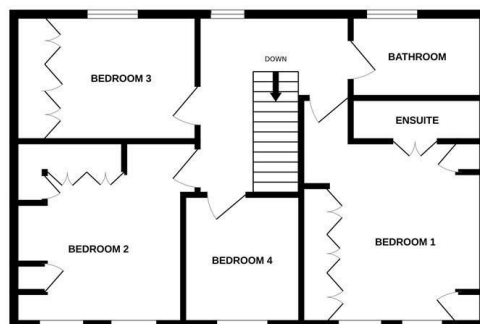
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GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.

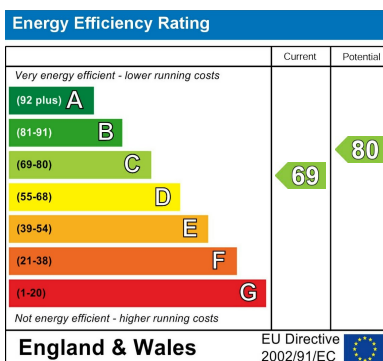


1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1596 sq.ft. (148.3 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 confirmed 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.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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