



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



23 Brooklands Avenue  
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£449,950

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### Property Description

A rare opportunity to purchase this landmark property in the heart of Cleethorpes yet hidden away on a privately owned, gated avenue. Mississippi is a unique, three storey, semi-detached town house with wraparound balconies on two of the floors offering a sea view. This wonderful property was built in 1911 to resemble an Indian Tea Plantation house although got its current name because of its likeness to a Mississippi paddle boat. The accommodation stretches over three floors. The ground floor comprises entrance hall, kitchen leading into the dining room, downstairs sitting room/study, pantry and ground floor cloakroom with WC. The first floor has a spacious sitting room stretching the length of the property, a snug/bedroom and bathroom. On the second floor, there are three bedrooms, a shower room and a laundry room. The property has an easy to maintain front garden with parking for three cars and a large detached brick garage. At the rear of the property, there is a south west facing private courtyard ideal for alfresco dining and entertaining. Located just a stone's throw from Cleethorpes promenade, this property offers the perfect blend of seclusion and accessibility. It is situated on a gated, privately owned road managed by the residents ensuring a desirable and tranquil living environment. Don't miss the opportunity to own this unique property offering the ultimate seaside lifestyle. With its stunning sea views, elegant interior and private gardens, this property is a rare gem that won't last long on the market.

### Entrance Hall

14' 11" x 6' 3" (4.55m x 1.90m)

The impressive timber frontage, complete with a wooden door and frosted porthole window, sets the tone for a sophisticated and welcoming interior. Frosted windows to the front and side with a leaded and stained glass design let in lots of natural light while maintaining privacy. There is a ceramic tiled floor with underfloor heating. Original dado rail to the walls and a radiator. The original open spelled staircase rises to the first floor accommodation.

### Pantry

6' 0" x 5' 0" (1.82m x 1.53m)

Currently used as a wine room. This wood panelled room with a tiled floor is perfect for use as a pantry storing dry goods, cleaning supplies and other essentials. There is plumbing for a washing machine and a window onto the courtyard (currently covered with shelving). The decorative glazed door leads through to the....

### Cloakroom

2' 7" x 5' 0" (0.78m x 1.52m)

The tongue and groove panelling and ceramic tiled floor continue into this room which is fitted with a white, low flush WC and corner hand basin.

### **Kitchen Breakfast Room**

13' 8" x 10' 6" (4.17m x 3.21m)

This beautifully appointed kitchen designed by Paul Deaken comprises matte grey wall and base units with a solid granite work surface incorporating a one and a half sink with mixer tap and a routed granite drainer. There is a 5-ring gas hob with a chimney style extractor fan above and a built in double gas oven in a stainless steel finish, along with an integrated dishwasher and fridge. The spacious island unit with breakfast bar offers ample room for food preparation, casual dining and socializing. The ceramic tiled floor with underfloor heating continues from the hallway into the kitchen. There are double uPVC French doors leading out to the courtyard for easy entertaining. An archway leads directly into the...

### **Dining Room**

13' 10" x 12' 0" (4.21m x 3.66m)

The impressive open cast iron fireplace is a striking focal point, complemented by the varnished original floorboards and sleek black slate hearth. The stylish décor is completed with a large uPVC window to the front of the property, a built in storage cupboard to the side of the chimney breast, radiator, coving and a pendant light, all adding a touch of sophistication and refinement.

### **Study**

9' 0" x 10' 11" (2.74m x 3.34m)

This charming ground floor study is perfectly suited for work, study, or relaxation. With two uPVC windows to the front and side of the property providing plenty of natural light, it has the original picture rail and a large radiator. This is a versatile room which could be used as an extra bedroom, snug or hobby room.

### **Stairs and Landing**

The stylish and spacious staircase, with its attractive striped carpet, leads to the first-floor landing. There is the original dado rail, a timber balustrade with original oak banister and a pendant light.

### **Sitting Room**

14' 1" x 23' 11" (4.28m x 7.30m)

This first floor room stretches the length of the building with uPVC windows at the front and the rear offering sea views and flooding the room with natural light. There are two ornate ceiling roses with pendant lights, along with the original coving and picture rail. The feature fireplace has a gas-fired log burner and beautifully crafted wood surround with a stone hearth that adds a touch of rustic charm. There are also two radiators to ensure a comfortable temperature.

### **Bedroom Four**

9' 5" x 11' 5" (2.87m x 3.48m)

Currently used as a snug/study, this flexible living space could also be used as an extra double bedroom. There is a uPVC door onto the first floor balcony along with a large uPVC window. This room has the original picture rail, a central pendant light and radiator.

### **Family Bathroom**

15' 5" x 5' 5" (4.70m x 1.66m)

The modern white bathroom suite consists of a P-shaped bath with a curved glass screen, overhead rain shower and hand held shower. There is also a WC, bidet and hand basin with storage cupboard below. The walls are half tiled while the shower area has a dark grey aqua boarded splashback, the ceiling has tongue and groove panelling with integrated downlights. There is a chrome towel radiator. The large frosted uPVC window allows natural light to pour in without compromising privacy. There is also a large built in airing cupboard housing the gas combi boiler and providing plenty of storage space.

### **Stairs and Landing**

There are two original stained glass windows in the property, both protected from the outside elements, which create a striking visual effect on the staircase and upstairs landing. There is an integrated bookcase and large decorative pendant light fitting over the stairwell. Access to the loft is via a pull down ladder - the loft which has been boarded out for extra storage and has overhead strip lighting.

### **Bedroom One**

14' 0" x 12' 0" (4.26m x 3.66m)

At the front of the property with a uPVC full-length sliding window to access the front covered balcony with sea views. This double bedroom has the original cast iron fireplace, a central ceiling light and radiator.

### **Bedroom Two**

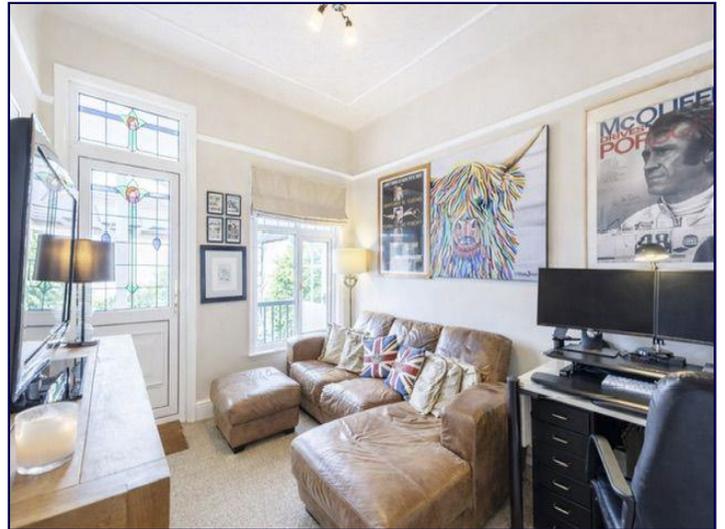
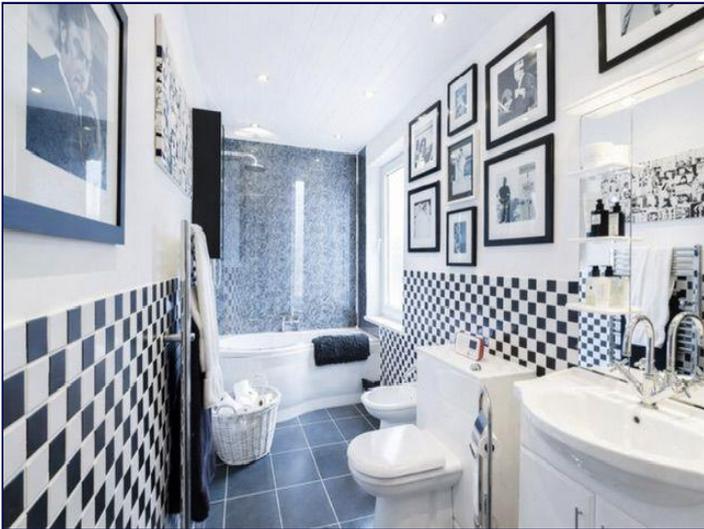
10' 2" x 11' 7" (3.11m x 3.54m)

Also to the front of the property, this double room has a uPVC full-length sliding window to access the front covered balcony. It also has a small window to the side of the property and a radiator.

### **Bedroom Three**

9' 5" x 11' 5" (2.88m x 3.48m)

This is the third double bedroom and is to the rear of the property. Currently used as a dressing room, it has bespoke fitted wardrobes with full length mirrors to two of the walls and the third wall has



fitted drawers and cubby holes for extra storage and display. The room also has a radiator and down lights in the ceiling.

### Shower Room

13' 0" x 6' 6" (3.97m x 1.97m)

This functional shower room has an extra large shower enclosed behind glass doors, a WC and hand basin. There are 2 frosted uPVC windows with fitted blinds which allow natural light to filter in whilst maintaining complete privacy. There is also a chrome towel radiator.

### Laundry Room

5' 4" x 5' 2" (1.63m x 1.58m)

Conveniently located on the second floor, this practical laundry room is perfectly positioned. With plumbing in place for a washing machine and space for a dryer, this room is designed to make laundry day a breeze. There is also the added bonus of access to the top floor balcony for fresh air drying. The room is bright and airy, thanks to the full length uPVC windows, which are fitted with blinds for effortless light control and privacy. Grey vinyl flooring provides a durable and easy-to-clean surface, and a wall light ensures the space is well-lit. One of the original stained glass windows is also in this room.

### Rear Garden

This stunning southwest-facing garden is perfectly designed for effortless entertaining. With double French doors from the kitchen, this is the perfect setting for al fresco dining and relaxation. The private and enclosed courtyard has a gate to the driveway and a

doorway to access the garage. The beautifully laid slabbed area requires minimal upkeep, while raised landscaped beds bursting with mature planting add plenty of greenery. This low-maintenance haven is the perfect spot for busy homeowners, offering a serene and stylish outdoor space to enjoy for years to come.

### Front Garden

With the property being unique, and situated on a privately owned avenue, the boundary is in the middle of the road so the front garden includes the borders along the side of the pavement which add to the curtilage of the property. Inside the traditional boundary the property has a neat hedge and wooden fence with low maintenance gravel garden and block paved paths.

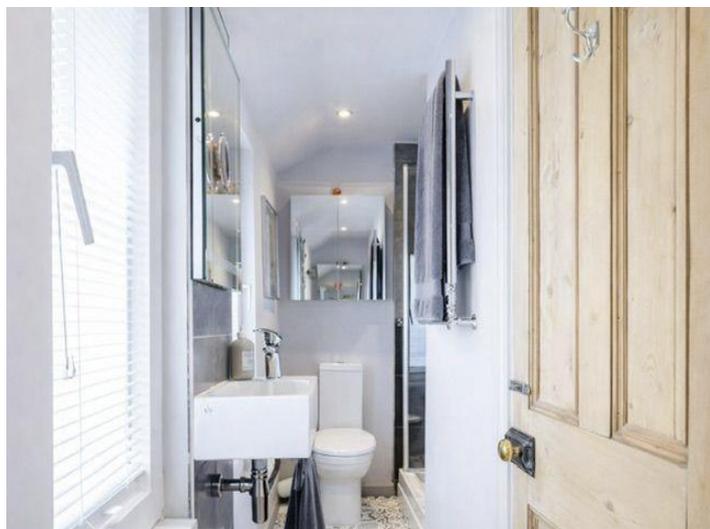
### Garage and Parking

19' 11" x 16' 4" (6.08m x 4.97m)

The large brick garage has an electric roller door to the front, four frosted windows, two to the side and two to the back, with pedestrian access from within the back garden through a timber door. The garage is half tiled, fully alarmed and has both power and light. There is further parking to the front of the property with a block paved driveway allowing space for up to three cars.

### Balcony Storage Room

Accessed from outside on the first floor balcony, this storage room was previously used as a hobby room as it has a large window on one side and a stained glass full length window to the rear giving plenty of natural light.



### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
83.6 sq.m. (900 sq.ft.) approx.



1ST FLOOR  
53.2 sq.m. (573 sq.ft.) approx.



2ND FLOOR  
52.9 sq.m. (570 sq.ft.) approx.



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TOTAL FLOOR AREA: 189.7 sq.m. (2042 sq.ft.) 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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