



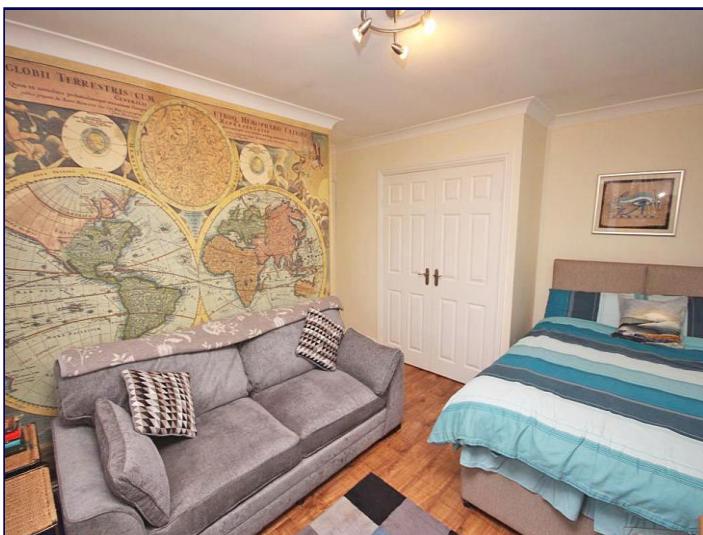
Blakeney Lea

Crofts estate agents are delighted to offer for sale this substantial detached family residence which is located within the sought after Humberston Country Park and Nature Reserve. Ideally suited to a family, this property offers a fantastic living space inside and out and comes with viewing highly advised by ourselves.

Things to note with this property include a new insulated roof to the sun room which carries a 10 year warranty and was installed in 2019, a HIVE system to control the heating, a brand new electric double oven which was fitted in May 2021 and also a great rear garden which enjoys plenty of sun. Nearby there are a wide variety of local amenities, schools and also the town centres of Cleethorpes and Grimsby are nearby.

Offers in the Region Of £399,000

On viewing will reveal the spacious entrance hall, lounge, home office, kitchen-diner, sun room, utility and cloakroom all to the ground floor. The first floor has four good sized bedrooms, the family bathroom and the en-suite. Externally there are gardens to front, side and rear with ample off road parking and also access to the garage. The property also benefits from uPVC double glazing and gas central heating.



Entrance Hall

Entering into the property through a composite door reveals a spacious area with coving to the ceiling, a radiator and laminate flooring. There is also a storage cupboard.

Lounge

15' 11" x 13' 0" (4.85m x 3.96m)

The lounge has dual aspect windows to the front and side elevation, coving to the ceiling, a radiator and laminate flooring. There is also a feature fire place.

Home Office

9' 5" x 9' 8" (2.86m x 2.94m)

The home office has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also a modern range of Haagenson fitted office furniture which is ideal for someone working from home or for children to study in and do homework. There is also access to an under stairs cupboard.

Kitchen/Diner

11' 8" x 22' 8" (3.55m x 6.90m)

The kitchen-diner has a window to the rear elevation, coving to the ceiling, a radiator and a tiled floor. There is an extensive range of fitted units with a breakfast bar, sink and drainer, dishwasher, gas hob with extractor over, combination microwave and a brand new electric double oven.

Sun Room

13' 9" x 10' 6" (4.20m x 3.19m)

The sun room has tri aspect windows, French doors to the side elevation, a radiator and laminate flooring. The roof in the sun room was all replaced and insulated in 2019 and carries a 10 year warranty for peace of mind for any new buyer.

Utility room

8' 4" x 5' 1" (2.55m x 1.56m)

The utility room has a door to the rear elevation, coving to the ceiling, a radiator and a tiled floor. There is also plumbing for a washing machine, a vent for a tumble dryer and fitted units.

Cloakroom

3' 1" x 5' 2" (0.95m x 1.58m)

The cloakroom has an opaque window to the side elevation, coving to the ceiling, a radiator and a tiled floor. There is also a modern suite with a WC and a vanity basin.

First Floor Landing

The first floor landing has a window to the side elevation, access to the loft with a pull down ladder and access to the airing cupboard. There is also coving to the ceiling, a radiator and a laminate flooring.

Cleethorpes 01472 200666
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Master bedroom

13' 9" x 11' 1" (4.18m x 3.37m)

The master bedroom has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes and furniture.

En-suite

5' 9" x 7' 7" (1.75m x 2.30m)

The en-suite has an opaque window to the front elevation, fully tiled walls, a heated towel rail and a tiled floor. There is also fabulous top spec range of furniture with a WC, vanity basin and large shower cubicle with a mains operated shower.

Bedroom Two

14' 0" x 10' 2" (4.27m x 3.10m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a laminate flooring. There are also built in wardrobes.

Bedroom Three

8' 5" x 10' 1" (2.57m x 3.08m)

Bedroom three has a window to the rear elevation, a radiator and laminate flooring.

Bedroom Four

9' 5" x 8' 9" (2.88m x 2.67m)

Bedroom four has a window to the front elevation, a radiator and laminate flooring. There is also a modern range of fitted bedroom furniture.

Family Bathroom

8' 5" x 7' 2" (2.57m x 2.18m)

The family bathroom has an opaque window to the rear elevation, partially tiled walls, a heated towel rail and a tiled floor. There is also a superb bathroom suite with a WC, basin and a bath with a glass screen and mains operated shower.

Garage

The garage has an up and over door, a door to the side, window to the rear and electrics.

Outside

To the front and side there are tidy gardens with a lawn, established flower beds and a low maintenance area. There is ample off road parking and access to the garage. A gate then leads to the rear garden which reveals a beautiful setting with a

well kept lawn, established shrubs and flower beds and a lovely patio area ideal for alfresco dining. The current owners if staying where going to move the wall to the side and replace it in front of where the parking is, thus creating a large rear garden and also an area of storage for the bins.

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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

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Property Management

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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 HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
78.5 sq.m. (845 sq.ft.) approx.

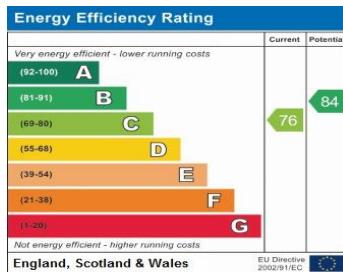
1ST FLOOR
65.8 sq.m. (708 sq.ft.) approx.



TOTAL FLOOR AREA: 144.3 sq.m. (1553 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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