



## Mill Place

Cleethorpes  
DN35 8ND

Monthly Rental Of £695  
Deposit Of £750

Crofts are delighted to bring to market this newly refurbished one bedroom maisonette property. This property has undergone a recent refurbishment to a very high specification, is one of a kind and not to be missed. The property is provided fully furnished, including sofa, bed frame and mattress along with several items of furniture made from reclaimed wood from Indian fishing boats which really provides a unique stamp on the property. In terms of appliances, the kitchen is fitted with several integrated appliances such as an oven, five ring gas hob, large fridge freezer, dishwasher, washing machine and wine cooler! Both the kitchen and the shower room are in keeping with the modern theme of this property, with the kitchen providing ample preparation space with a range of base and wall units. The shower room comprises of a white hand basin, W/C and large shower cubicle. In addition to all of this, in the bedroom there is an additional area which is home

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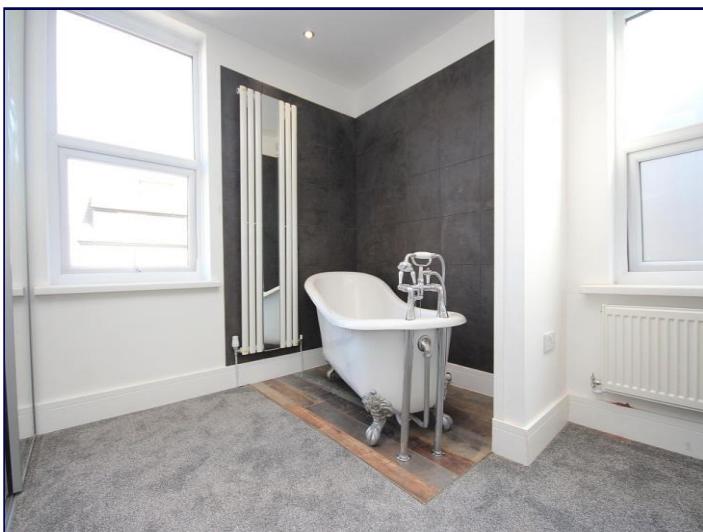
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### **Lounge/Kitchen**

16' 4" x 12' 7" (4.98m x 3.84m)

The property is accessed via the french doors at the rear of the property. Upon entering you are welcomed into an open plan living/dining and kitchen area. The room is fully furnished with a two seater sofa along with a breakfast bar, coffee table and TV stand all made from reclaimed and refurbished wood. The kitchen area is extremely modern and is fitted with all appliances anyone could need including a dishwasher, fridge freezer, washing machine and wine cooler.

### **Bedroom**

9' 9" x 7' 9" (2.98m x 2.37m)

Upstairs there is a spacious bedroom which has a purpose build double bed frame and mattress. The room has build in mirrored wardrobes for additional storage and also benefits from an en-suite area. Neutral decor throughout, double glazed window to the rear elevation.

### **En-suite**

6' 4" x 5' 9" (1.92m x 1.74m)

Attached to the bedroom is an en-suite area fitted with linoleum flooring and wall tiles. Situated in this area is a spacious white roll top bath with chrome accessories.

### **Shower Room**

6' 11" x 4' 10" (2.12m x 1.48m)

Should you not fancy a bath there is also a shower room which is complete with white WC, hand basin and large shower area. The shower room is extremely modern and has a double glazed unit to the front elevation.

### **Externally**

Externally there is a private patio space which is paved should you wish to dine al fresco.

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**Tenure**

Believed to be , 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 A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

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**Property Management**

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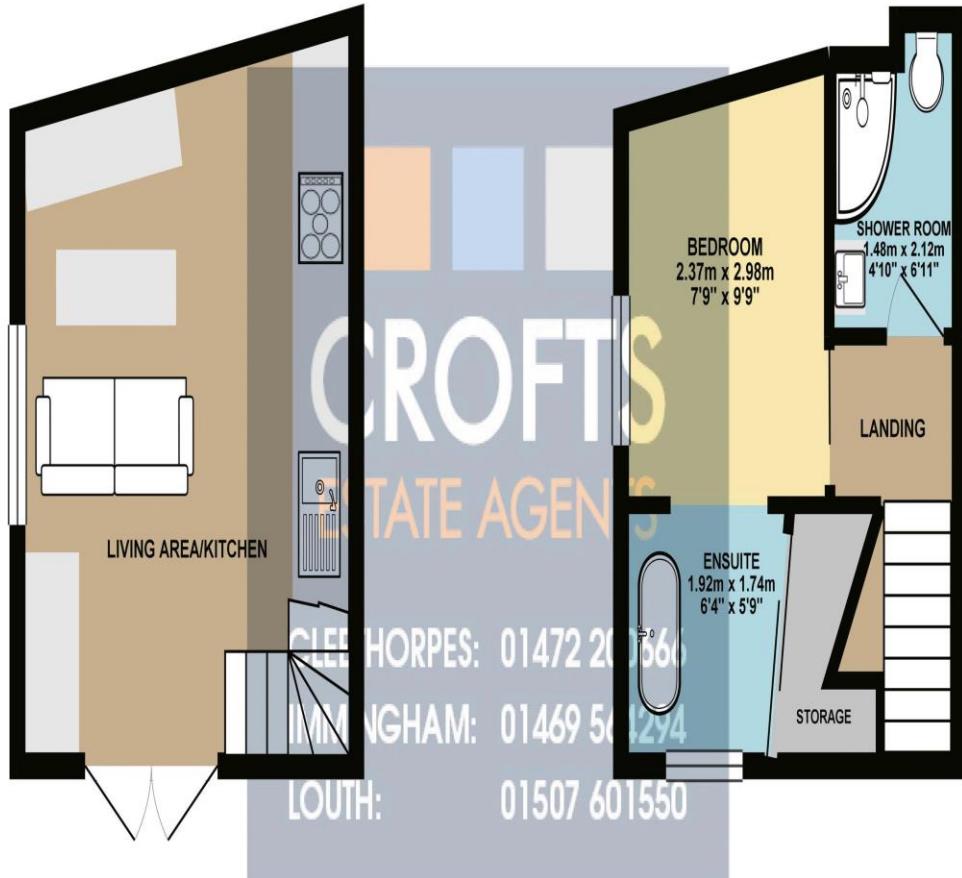
**Mortgage and Financial Advice**

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

GROUND FLOOR 17.83 sq. m.  
( 191.93 sq. ft. )

1ST FLOOR 17.80 sq. m.  
( 191.64 sq. ft. )



TOTAL FLOOR AREA: 35.63 sq. m. ( 383.57 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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