



# CROFTS ESTATE AGENTS

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



130 Mill Road  
Cleethorpes  
DN35 8JD

Offers in the Region Of  
£449,000

Coming to the market with NO FORWARD CHAIN is the superbly retired and renovated 4 bedroom semi detached house. Stripped back to its bare bones this stunning Edwardian property still retains its authentic character whilst fully embracing its new contemporary layout and look on the inside. The property briefly comprises entrance hall, spacious lounge, open plan kitchen diner, cloakroom, garden room/annexe, stairs and landing, four bedrooms, three of which are doubles, master en suite and family bathroom. Outside the property offers off road parking for two cars to the front on new block paved driveway whilst the rear offers private garden with patio area which has bi fold doors from the kitchen and garden room. A must see executive property with high quality fixtures and fittings.

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**Entrance porch**

3' 11" x 6' 0" (1.19m x 1.82m)

Porched entrance hall with original glazed door and window lights, floor tiles, new classic black and white floor tiles, white decor to the walls

**Entrance hall**

5' 10" x 21' 3" (1.78m x 6.47m)

Classic entrance hall with light streaming through the entrance door and windows, tiled floor with wood paneled walls, with cream decor and original coving over.

**Lounge**

13' 3" x 14' 5" (4.03m x 4.39m)

Stunning room with large walk in uPVC bay window, neutral decor with original coving, ceiling rose, open stone fireplace, radiator and pendant light.

**Living area**

14' 2" x 14' 5" (4.32m x 4.39m)

Open plan to the kitchen breakfast area the living area has uPVC walk in bay to the side, neutral decor to original coving, ceiling rose with pendant, radiator and herring bone style flooring.

**Kitchen breakfast dining room**

14' 9" x 20' 8" (4.49m x 6.30m)

Modern kitchen with fitted appliances, feature breakfast island, bi-fold doors leading onto the patio, herringbone flooring, uPVC window to the side and radiator.

**Sun room / Annexe**

13' 1" x 13' 11" (4.00m x 4.24m)

Bright open room having carpet, floor to ceiling windows with views to the garden, neutral decor, radiator, ceiling lights and media wall.,

**Stairs**

**and**

**landing**

Original stair case to split level landing with neutral decor, pendant lights and coving.

**Bedroom One**

12' 11" x 14' 3" (3.94m x 4.35m)

Large double bedroom with uPVC window to the side, neutral decor and carpet, radiator and pendant light.

**En suite**

5' 1" x 10' 11" (1.55m x 3.33m)

Fully tiled modern en suite with low threshold walk in shower with glass screen, vanity sink and WC, uPVC window to the side, fully tiled walls and floor, radiator and extractor.

### Bedroom Two

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

Large bedroom to the front with neutral decor and carpet, uPVC window to the front, radiator and pendant light.

### Bedroom three

11' 0" x 14' 4" (3.36m x 4.37m)

Third double room with uPVC window, radiator, pendant light with neutral decor and carpet.

### Bedroom Four

9' 7" x 8' 6" (2.93m x 2.58m)

Still a double but the smallest one to the front of the property with uPVC window, radiator, pendant light and neutral decor and carpet.

### Family Bathroom

11' 6" x 6' 1" (3.51m x 1.85m)

Superb modern bathroom with oval bath, matching white EC and vanity sink, walk in shower with door, fully tiled grey walls and floor, uPVC frosted window, down lights and chrome towel radiator.

### Rear garden

The rear garden has new fencing to its boundary is laid to neat new lawn with patio to the back of the house and sun room with bi fold doors from the kitchen area.

### Front garden

The front is laid to block paving with space for two cars and has walled boundaries.

### Tenure

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

### Services

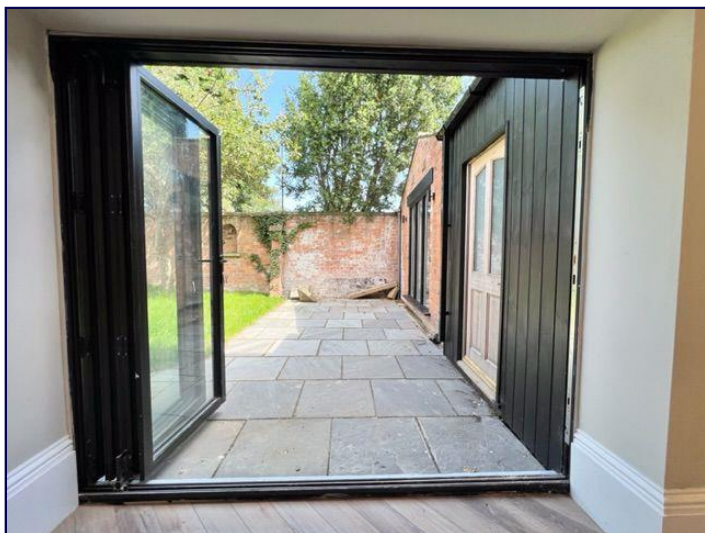
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

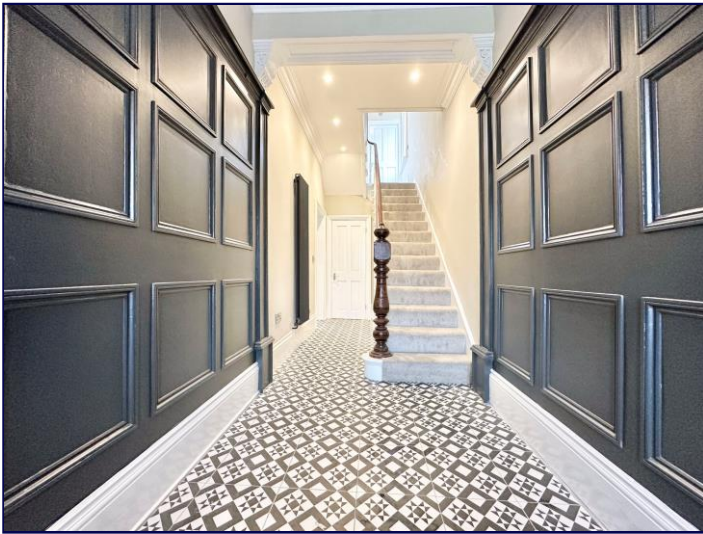
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### 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)





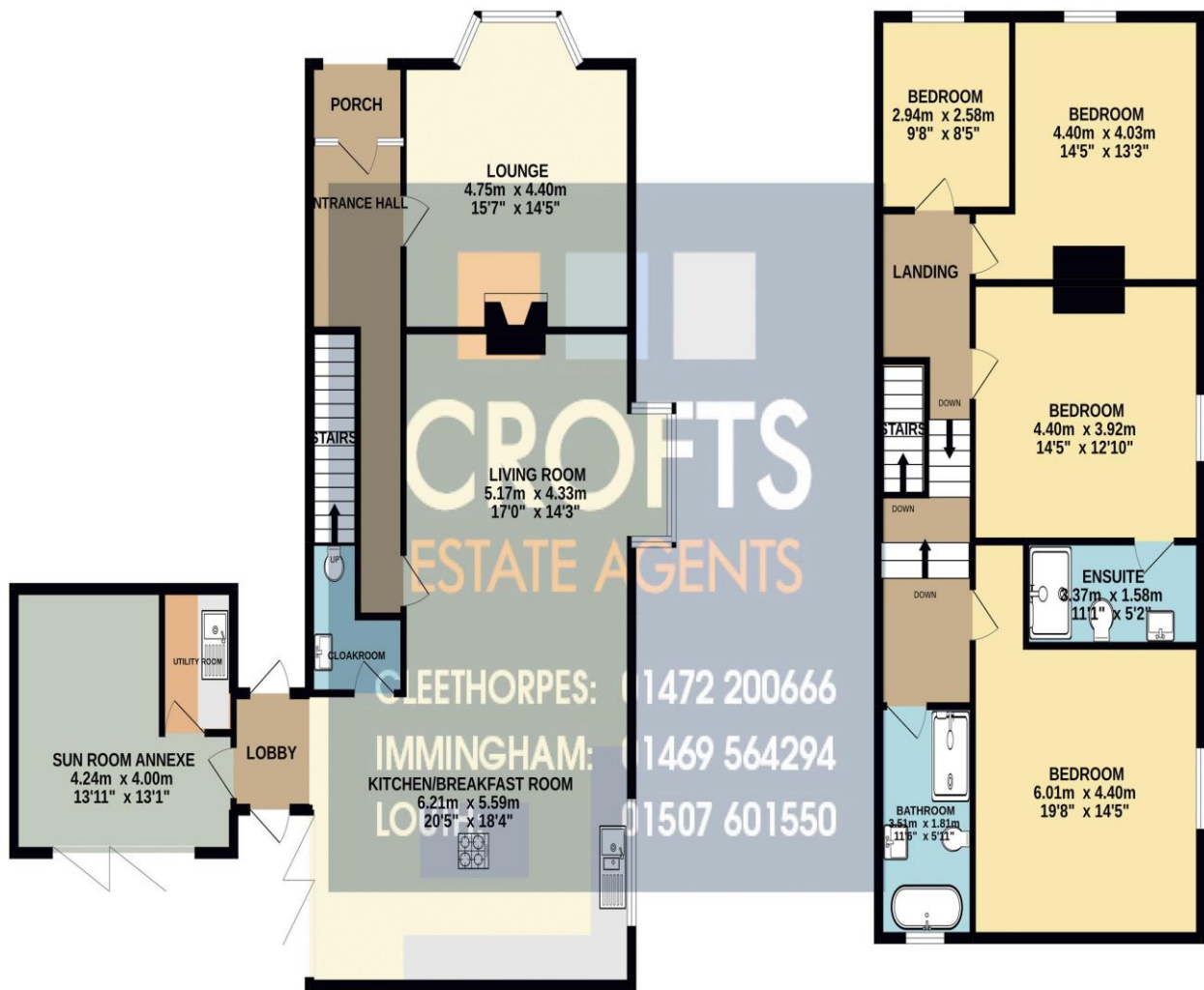


**OPEN 7 DAYS A WEEK**

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)  
Friday 9am to 6.00pm  
Saturday 9am to 3.00pm  
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
108.3 sq.m. (1165 sq.ft.) approx.

1ST FLOOR  
85.5 sq.m. (920 sq.ft.) approx.



TOTAL FLOOR AREA: 193.7 sq.m. (2085 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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