



# CROFTS ESTATE AGENTS

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



7 Burnham Reach  
CLEETHORPES  
DN35 0PE

Offers in the Region Of  
£475,000

Tucked away on a quiet established Cul-de-sac on Cleethorpes Country Park is this superb extended five bedroom executive detached house. Occupying a substantial plot with stunning curb appeal, this beautiful family home offers everything you expect and more upon viewing. Living space to the ground floor is offered in the form of no less than three reception rooms plus large kitchen dining room, entrance hall and cloakroom with the first floor offering five good sized bedrooms, two with en suite shower rooms plus gorgeous family bathroom. Outside the property has well tended front and back gardens with the rear garden offering large timber bar with bi-folding doors, brick summer house that houses a Jacuzzi plus brick storage shed. Parking is taken care of with off road parking for 4 cars or more plus the integral single garage. A must see property thats sure to impress.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



#### Entrance hall

15' 10" x 4' 8" (4.82m x 1.43m)

A large entrance hall comes through a black uPVC frosted door and window from a covered porch. The hall has radiator, brown carpet, white and cream decor with dado rail, coving and ceiling rose with pendant light

#### Lounge

15' 9" x 12' 3" (4.80m x 3.74m)

A spacious lounge has uPVC window to the front, wooden fireplace with cream marble inset and hearth plus gas fire, neutral cream and white decor with dado rail, coving and ceiling rose with pendant light, grey and light brown carpet.

#### Sitting room

11' 10" x 10' 9" (3.60m x 3.27m)

With uPVC French doors to the rear of the house the sitting room has wood laminate flooring, cream decor to coving, ceiling rose and ceiling light and radiator.

#### Study/Snug

9' 5" x 9' 11" (2.88m x 3.02m)

A third reception rooms offers scope for various uses with uPVC window to the front, white decor to coving, grey herringbone style wood effect vinyl floor, radiator, ceiling rose with pendant and under stairs storage.

#### Kitchen diner

11' 6" x 24' 8" (3.50m x 7.52m)

A large room at the back of the property offers very generous storage with oak wall and base units to all sides with marble effect work tops over and black sink drainer. Integral appliances include oven grill, electric hob with extractor over with space for washing machine, fridge freezer and dish washer. The room has tow uPVC windows to the rear plus frosted uPVC door, tiled floor, three ceiling lights, radiator, space for large dining table and chairs and cream decor to coving.

#### Cloakroom

7' 7" x 2' 8" (2.31m x 0.82m)

The cloakroom has uPVC frosted window to the rear, matching white WC and vanity sink, half tiled walls with decor over, ceiling light, tiled floor.

#### Stairs and landing

The stairs turn 90 degrees to a spacious landing area with neutral carpet and decor. The area has brown carpet, white decor to coving, ceiling rose and pendant plus airing cupboard.

#### Bedroom One

18' 1" x 10' 6" (5.51m x 3.20m)

The largest bedroom has uPVC window to the front of the house with fitted wardrobes, neutral decor to coving, ceiling light, brown carpet and radiator.

### En suite

6' 1" x 10' 5" (1.86m x 3.17m)

A large en suite has double shower with matching white WC and sink. The room has wood effect vinyl floor, cream tiled splash backs, frosted uPVC to the rear, coving, extractor and ceiling light.

### Bedroom Two

13' 0" x 12' 5" (3.96m x 3.79m)

The second bedroom was the original master room and has two built in double wardrobes, grey carpet, grey and white décor, uPVC window to the front, radiator, ceiling light with ceiling rose and coving.

### En suite

5' 9" x 5' 11" (1.75m x 1.80m)

A small but modern en suite has vanity sink and WC, large walk in shower with glass screen and low threshold tray, tiled walls with aqua boarded splash backs, chrome towel radiator, extractor, grey tile effect vinyl floor and frosted uPVC to the front.

### Bedroom Three

11' 11" x 9' 9" (3.64m x 2.97m)

A large double room has uPVC window to the rear, brown carpet, neutral decor to coving, ceiling rose and pendant light, radiator and loft access with ladders.

### Bedroom Four

8' 6" x 9' 0" (2.59m x 2.74m)

Bedroom four is another large single room with uPVC window to the rear, brown carpet, neutral decor to coving, ceiling rose with pendant and radiator.

### Bedroom Five

9' 5" x 8' 8" (2.88m x 2.63m)

The smallest bedroom is a very good sized single room with uPVC window to the front, brown carpet, white decor to coving, ceiling rose and pendant and radiator.

### Family bathroom

8' 5" x 8' 3" (2.56m x 2.52m)

A stunning family bathroom has freestanding oval bath, vanity sink and WC, fully tiled grey walls to coving and wood effect vinyl floor, uPVC frosted window and blind, chrome towel radiator, ceiling light and electric mirror.

### Sun room

9' 10" x 13' 9" (3.00m x 4.20m)

The sun room again is converted from the old garage, uPVC French doors have been added to open up to the garden with uPVC frosted window replacing the old door. The room has fully tiled floors, neutral decor with down lights. The room currently has a hot tub in it with appropriate electrics but can be flexible in its use.

### Brick shed

8' 2" x 9' 10" (2.50m x 3.00m)

Converted from the old garage when the property was extended the rear part now has uPVC door access to storage with power and light.

### Bar and bar lounge

11' 6" x 12' 6" (3.50m x 3.81m)

A well constructed home bar and bar lounge has been built on a raised water proof platform and has full bar with bi-folding doors and windows.

### Integral garage

15' 11" x 10' 8" (4.86m x 3.26m)

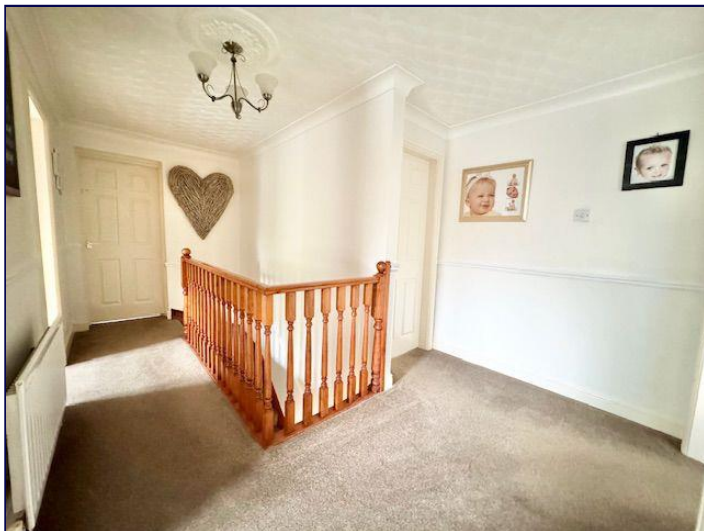
The integral garage has up and over metal door to the front plus power and light. A uPVC door gives direct access to the rear lobby and kitchen area.

### Front garden

A wide frontage impresses upon first glance with open concrete driveway for at least four cars, three side by side plus neat well tended lawn and raised borders and mature trees. There is fencing to either side and metal gated access to the rear garden.

### Rear garden

A smart and adult friendly south west facing rear garden has a superb entertainment set up with timber bar with bi-folding doors to one corner, brick sun room complete with hot tub to the other side, along with attached brick shed plus neat lawn, sizeable slab patio area and raised brick beds. The garden has timber fencing to all sides with concrete paths to front metal gates.



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



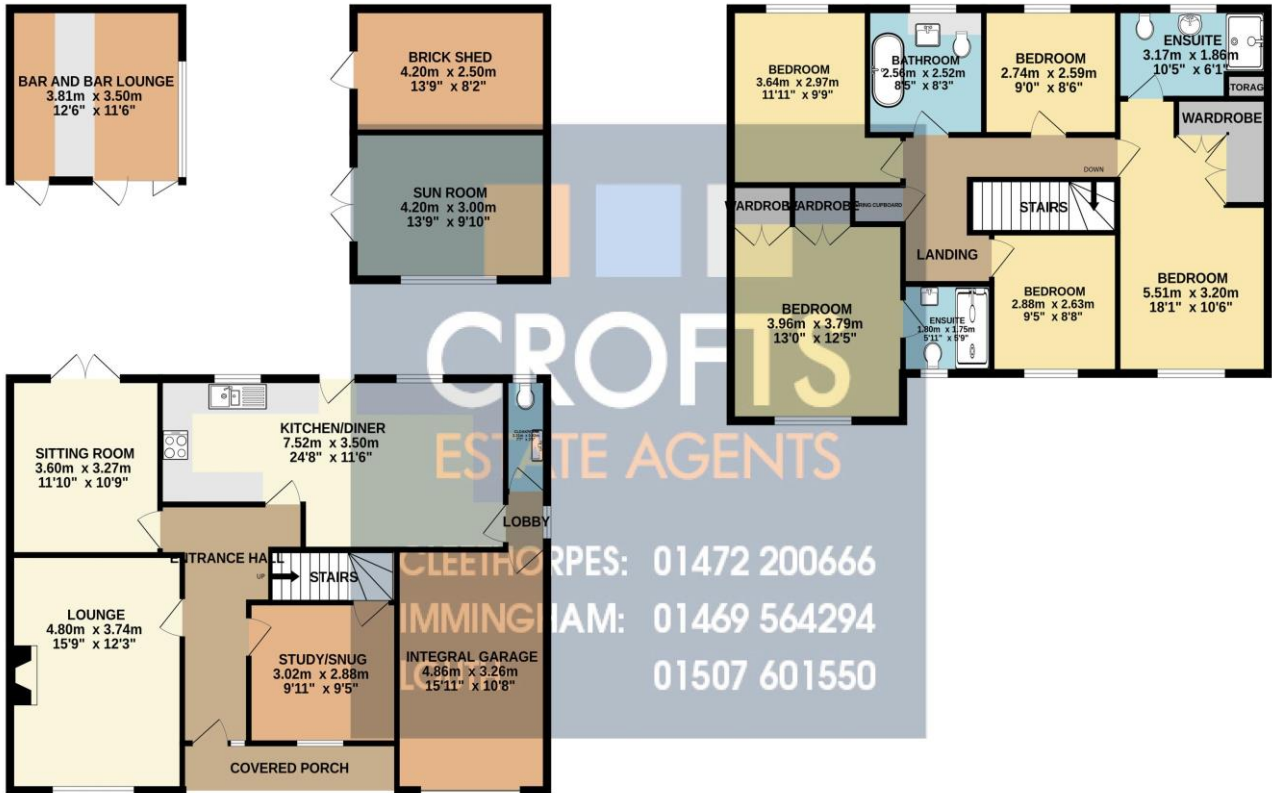


**OPEN 7 DAYS A WEEK**

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  
133.8 sq.m. (1440 sq.ft.) approx.

1ST FLOOR  
90.4 sq.m. (973 sq.ft.) approx.



TOTAL FLOOR AREA: 224.2 sq.m. (2413 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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