

# ARGYLE

ESTATE AGENTS



## 1 Brampton Way, Cleethorpes DN35 9PW Asking price £320,000

- Impressive FIVE Bedroom Detached Family Home
- Spacious & Immaculately Presented
- Pantry With Courtesy Door Into Integral Garage
- Further Sitting Room At The Rear With French
- Converted Loft Providing A Fifth Bedroom With En-Suite Facilities
- Gas Central Heating,





An Impressive five bedroom detached property situated in this highly sought after area, lying just off Taylors Avenue. Offering so much more than first glance suggests, this deceptively spacious home boasts three floors of immaculately presented accommodation which is sure to impress those looking for a ready made family home. The ground floor comprises a large welcoming hallway with cloakroom, and lounge to the front with feature fireplace. Dining room at the rear with open access into the superb bespoke fitted breakfast kitchen, both featuring underfloor heating and integral surround sound system. Leading off the kitchen is a useful pantry providing further storage and access into the garage. A further sitting room is situated at the rear and has french doors opening onto the rear patio. At first floor level a master bedroom having fitted wardrobes and an en-suite shower room. Three further double bedrooms all with fitted storage, and a well appointed modern family bathroom. A superb addition to the property is the cleverly designed loft conversion providing a fifth bedroom with en-suite facilities. Complemented with tasteful decor throughout, LED lighting, and benefiting from gas central heating and double glazing. Occupying a corner position the property enjoys well maintained, enclosed and very private gardens to the side and rear, driveway providing off road parking for up to five vehicles and a large integral garage. Located approximately a mile from the seafront, a stones throw from convenience shops, and just around the corner is Middlethorpe Primary Academy which has recently been rated 'outstanding' by Ofsted. This is a truly warm and inviting property providing great family accommodation which only on a detailed inspection can be fully appreciated.

#### ENTRANCE HALLWAY

Access is via a storm porch with lighting and glazed door into the hallway. An inviting hallway featuring stone tiled flooring which continues through to the dining room and kitchen. Carpeted staircase with spindle balustrade leading to the first floor, and radiator with decorative cover.

#### CLOAKROOM

4.03 X 3.15 (13'3" X 10'4")  
Situating off the hallway, fitted with a modern low flush w.c with concealed cistern and vanity unit with countertop basin and chrome mixer tap. With continued stone flooring, spotlights to ceiling and obscure glazed window to the front elevation.

#### LOUNGE

4.89 X 3.70 (16'1" X 12'2")  
Front facing lounge with double glazed windows to the front and side elevation. Featuring a painted wood fire surround with decorative cast iron grate, gas fire and tiled hearth. Feature wallpaper decor, oak flooring and radiator with decorative cover.

#### DINING ROOM

4.28 X 3.51 (14'1" X 11'6")  
The dining room with continued stone floor has a double glazed window overlooking the rear garden. Large open access into the kitchen, radiator with decorative cover, and separately controlled underfloor heating. Spotlights and surround sound speakers to ceiling.

#### BREAKFAST KITCHEN

5.93 X 3.62 (19'5" X 11'11")  
A superb bespoke fitted kitchen comprising cream painted units with black granite work surfaces incorporating a double ceramic sink with mixer tap and Quooker instant boiling water tap. Central island unit providing further storage and breakfast bar. Feature mock chimney breast incorporating a range cooker with tiled splashback, extractor and mantle over. Integrated dishwasher, and American style fridge/freezer with plumbed in water/ice dispenser. Double glazed window to the rear elevation and french doors opening onto the rear patio. Radiator with decorative cover and separately controlled underfloor heating. Spotlights and surround sound speakers to ceiling. Continued stone floor tiling.

#### PANTRY

3.43 X 1.25 (11'3" X 4'1")  
Situating off the kitchen this galley style pantry provides further storage units with wood block work surfaces. Continued floor tiling, recessed ceiling lights and courtesy door into the garage.

#### SECOND SITTING ROOM

3.49 X 3.26 (11'5" X 10'8")  
Accessed from the dining room, this versatile room with double glazed window to the side elevation and french doors opening onto the rear patio. Oak flooring and radiator.

#### FIRST FLOOR LANDING

Access to all bedrooms and staircase to second floor bedroom.

#### MASTER BEDROOM

4.93 X 3.52 (16'2" X 11'7")  
Overlooking the front of the property through a double glazed window. Fitted with two painted wardrobes having central dressing table. Feature wallpaper decor, radiator and carpeted flooring.

#### EN-SUITE

2.17 X 1.74 (7'1" X 5'9")  
Providing fitted storage with wash basin and shaver point over, and low flush w.c with concealed cistern. Shower cubicle with a thermostatic shower. Partly tiled walls, wood effect laminate flooring, spotlights to ceiling and a chrome towel radiator.

#### BEDROOM TWO

3.94 X 3.74 (12'11" X 12'3")  
A second double bedroom with double glazed windows to the side and rear elevation. Providing ample storage with fitted wardrobes, a built in storage cupboard and further built-in storage/airing cupboard with radiator. Wood effect laminate flooring and radiator.

#### BEDROOM THREE

3.72 X 3.71 (12'2" X 12'2")  
A third double bedroom with a double glazed window to the front elevation. Featuring bespoke fitted wardrobes and a built in storage cupboard. Wall mounted t.v point, carpeted flooring, radiator and spotlights to ceiling.





#### BEDROOM FOUR

3.16 X 2.76 (10'4" X 9'1")

A further double bedroom with a double glazed window to the front elevation. Featuring fitted wardrobes with co-ordinating dressing table/desk. Wood effect laminate flooring and radiator.

#### BATHROOM

2.22 X 2.08 (7'3" X 6'10")

Stylish modern bathroom, fully tiled with travertine and benefiting from underfloor heating. Fitted storage with countertop basin, chrome mixer tap and mirror over. Low flush w.c with concealed cistern. Bath with thermostatic shower over and glazed screen. Chrome towel radiator and spotlights to ceiling. Double glazed window with plantation shutters to the rear elevation.

#### SECOND FLOOR

#### FIFTH BEDROOM

5.10 X 3.17 (16'9" X 10'5")

This cleverly converted loft space is a superb addition to the property with adjoining en-suite shower room. With feature wallpaper decor, wall mounted t.v point, carpeted flooring and radiator. Four velux roof windows, storage into eaves space, spotlights to ceiling and recessed reading lights.

#### EN-SUITE

2.37 X 2.17 INTO STORAGE (7'9" X 7'1" INTO STORAGE)

Fully tiled with limestone and fitted with a thermostatic shower. Wall mounted wash basin with chrome mixer tap and built in storage over with mirrored doors. Low flush w.c with concealed cistern. Built-in fitted wardrobes providing ample storage.

#### OUTSIDE

Occupying a corner position the property stands with well maintained grounds having privacy hedging to the boundaries. Driveway providing ample parking for up to five vehicles and side gate leading to the rear. A lovely private rear garden, totally enclosed with fencing and well kept borders of mature shrubs and trees. Mainly laid to lawn with a large patio area ideal for alfresco dining and entertaining. Timber shed, and security lighting.

#### INTEGRAL GARAGE

5.34 X 3.60 (17'6" X 11'10")

A large garage with power and light, storage cupboards, plumbing for an automatic washing machine and space for further appliances.

#### TENURE

We are advised by the vendor that the property is: Freehold  
However, prospective purchasers should have the tenure of this property confirmed by a solicitor

#### Additional Information

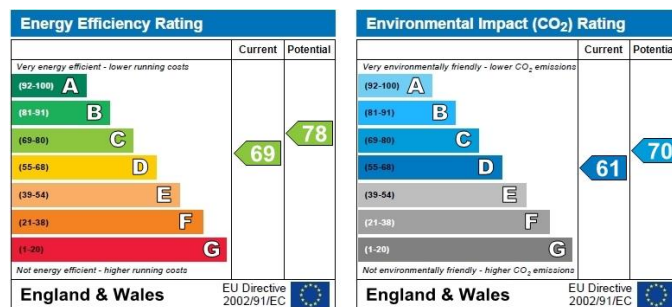
Local Authority: North East Lincolnshire Council Telephone 01472 313131

Services: All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage Advice: Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our office on 01472 603929 to arrange an appointment.

Viewing: By appointment with the sole selling agents ARGYLE ESTATE AGENTS 31 SEA VIEW STREET CLEETHORPES we recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.





**Viewing:** Please ring us to make an appointment to view. Our opening times are:  
Monday to Friday 9am to 5pm. Saturday 9am to 4pm. Sunday 11am to 1pm

**Mortgage Information:** We offer fully independent free mortgage and financial advice service.  
Remember that your home is at risk if you don't keep up repayments on a mortgage or other loan secured on it.

**DISCLAIMER – IMPORTANT NOTICE REGARDING SALES PARTICULARS**

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract and unless specifically stated otherwise, furnishings and contents are not included within this sale.

