

ARGYLE

ESTATE AGENTS



15 Rosemary Way, Cleethorpes DN35 0SR
£320,000

- Detached Family Home
- Superb Location
- Four Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Conservatory
- Cloakroom/W.C
- En-Suite Shower Room
- Family Bathroom
- GCH, uPVC DG
- Driveway, Garage
- Low Maintenance Garden



Occupying a superb location with open field views at the rear, this spacious four bedroom detached family home lying directly off Humberston Road on the popular Clee Beck development. Accommodation comprising of reception hallway, cloakroom/w.c., dual aspect lounge with multi fuel stove, separate dining room leading to conservatory at the rear, and a breakfast kitchen which includes a full range of appliances. On the first floor is the master bedroom with en-suite shower room, two further double bedrooms, a fourth bedroom and a family bathroom. Benefiting from gas central heating and uPVC double glazing. Set well back from the main road the property offers ample off road parking with gravelled driveway leading to detached garage and low maintenance garden at the rear. Offered for sale with no forward chain.

RECEPTION HALLWAY

Access via uPVC entrance door into the spacious hallway with wood effect laminate flooring, under stairs storage cupboard, and radiator. Carpeted staircase with a uPVC window to the side elevation and spindle balustrade rising to the first floor.

CLOAKROOM/W.C.

1.90 X 1.15 (6'3" X 3'9")

Leading off the hallway, providing a low flush w.c with concealed cistern, and pedestal basin with chrome taps. Partly tiled walls, security alarm system panel, and a uPVC obscure glazed window to the front elevation.

BREAKFAST KITCHEN

4.90 X 3.58 (16'1" X 11'9")

Fitted with a large range of cream units with complementary work surfaces incorporating a stainless steel sink/drainage with chrome mixer tap. Included is a range cooker with chimney style extractor over, an American style fridge/freezer and a full range of integrated appliances including a larder fridge, dishwasher, washing machine and tumble dryer. Central island with further storage and incorporating a breakfast bar. Slate tiled flooring, uPVC window to the rear elevation and uPVC door to the side of the property.

LOUNGE

5.33 X 4.53 (17'6" X 14'10")

A dual aspect sitting room with uPVC bay windows to the front and side elevation. Featuring a multi fuel stove set in a stone surround, carpeted flooring and two radiators.

DINING ROOM

3.90 X 3.28 (12'10" X 10'9")

With wood effect laminate flooring, radiator and patio doors leading into the conservatory.

CONSERVATORY

3.88 X 3.79 (12'9" X 12'5")

A uPVC double glazed conservatory with continued laminate flooring, and french doors opening onto the rear garden.

FIRST FLOOR LANDING

A spacious carpeted landing with access to boarded and insulated loft space, via pull down ladder.

MASTER BEDROOM

3.64 X 3.38 (11'11" X 11'1")

With a uPVC window to the front elevation, and featuring a range of white fitted wardrobes, carpeted flooring, and radiator.

EN SUITE SHOWER ROOM

2.65 X 0.90 (8'8" X 2'11")

Equipped with a shower enclosure fitted with electric shower, pedestal wash basin with chrome mixer tap, and a low flush w.c with concealed cistern. Partly tiled walls, vinyl flooring, radiator and a uPVC obscure glazed window to the side elevation.

BEDROOM TWO

3.91 X 3.26 (12'10" X 10'8")

A second double bedroom with a uPVC window having views of open fields. Laminate flooring, and radiator.

BEDROOM THREE

3.62 X 2.95 (11'11" X 9'8")

A further double bedroom, also with a uPVC window to the rear elevation, carpeted flooring and radiator.





BEDROOM FOUR

3.88 X 1.94 (12'9" X 6'4")

With a uPVC window to the front elevation, wood effect laminate flooring, and radiator.

FAMILY BATHROOM

2.69 X 2.13 (8'10" X 7'0")

Fitted with a panelled bath having whirlpool jets and chrome mixer tap, and shower enclosure fitted with a thermostatic shower. Fitted storage incorporating a low flush w.c with concealed cistern and wash basin with chrome mixer tap. Tiled splashbacks, vinyl flooring, chrome towel radiator, and a uPVC obscure glazed window to the side elevation.

EXTERNALLY

The property is set well back from the road and approached via a gravelled driveway providing ample parking and leading down the side through wrought iron gates to the detached garage. The rear garden is of low maintenance with paving and decorative slate chippings, and established shrubs and trees to the borders. There is a feature decked patio area ideal for a hot tub or alfresco dining, and gate leading to the open fields at the rear.

DETACHED GARAGE

With up and over door, power and light.

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

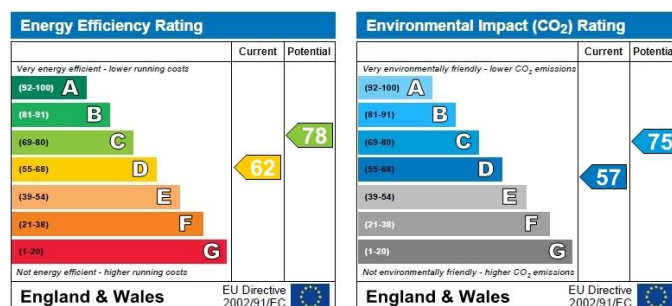
Telephone 01472 313131

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.

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