



**167a Mill Road, Cleethorpes, North East Lincolnshire, DN35 8JB**  
**£400,000**

## Key Features:

- Detached Four Bedroom Family Home
- Private, Peaceful Setting Off Mill Road
- Open Plan Living/Dining Kitchen & Sun Room
- Two Reception Rooms
- Utility Room & Downstairs Cloak/WC
- Two En-Suite Shower Rooms & Family Bathroom
- Landscaped Front & Rear Gardens
- Off Road Parking & Double Garage
- Solar Panels - EPC Rating 'A'

An individual four bedroom detached family home set in a quiet, private location in Cleethorpes, within short walking distance of the seafront. Immaculately presented, the property offers spacious and flexible accommodation over two floors, providing practical family living and entertaining space.

At the heart of the home is the open plan living/dining kitchen with adjoining sun room, the perfect hub for family life, complemented by two reception rooms, a utility room and downstairs cloak/WC. Upstairs four bedrooms include two with en suite shower rooms, alongside a family bathroom.

Situated just off Mill Road, the property is set within generously sized landscaped gardens, with off road parking and double garage.



## ENTRANCE HALL

12'10" x 6'2" (3.93 x 1.89)

Featuring solid oak flooring which continues throughout the reception rooms. Staircase to first floor.

## LOUNGE

16'2" x 11'5" (4.95 x 3.49)

With feature stone fireplace incorporating a coal effect gas fire. Front aspect window, and double doors opening into the kitchen.

## SITTING ROOM/STUDY

12'11" x 9'6" (3.94 x 2.91)

With a front aspect window.

## LIVING/DINING KITCHEN

22'5" x 13'10" (6.85 x 4.23)

Fitted with a large range of modern shaker style units and contrasting Quartz worktops incorporating a breakfast bar. Integrated appliances include double multifunction ovens with pyrolytic cleaning, an induction hob, and dishwasher. Part oak/part LVT flooring. Open plan to:-

## SUN ROOM

12'8" x 9'1" (3.87 x 2.79)

Additional living space overlooking the rear garden, currently used as a dining room.

## UTILITY ROOM

5'8" x 5'2" (1.75 x 1.59)

Rear entrance to the property, with space for laundry appliances. Wall mounted 'Worcester Greenstar' gas central heating boiler.

## CLOAKROOM/WC

5'2" x 2'8" (1.59 x 0.83)

Fitted with a WC and hand basin.

## FIRST FLOOR LANDING

With storage/airing cupboard, and loft access via a drop-down ladder.

## BEDROOM 1

12'0" x 11'6" (3.66 x 3.51)

A front aspect main bedroom, with built-in double wardrobe.

## EN SUITE

6'8" x 6'3" (2.05 x 1.91)

Fitted with a shower enclosure, vanity unit, WC, and heated towel rail.

## BEDROOM 2

14'4" x 9'4" (4.38 x 2.86)

To rear aspect.

## EN SUITE

8'9" x 2'9" (2.67 x 0.85)

Fitted with a shower enclosure, wash basin, and WC.

## BEDROOM 3

11'11" x 9'8" (3.65 x 2.97)

To front aspect.

## BEDROOM 4

10'2" x 6'4" (3.12 x 1.95)

To rear aspect, with fitted wardrobes.

## FAMILY BATHROOM

8'9" x 7'3" (2.68 x 2.21)

Fitted with a panelled bath, pedestal basin, and WC.

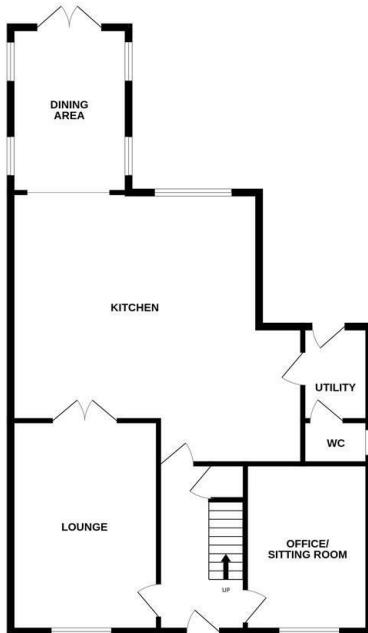
## TENURE

Freehold

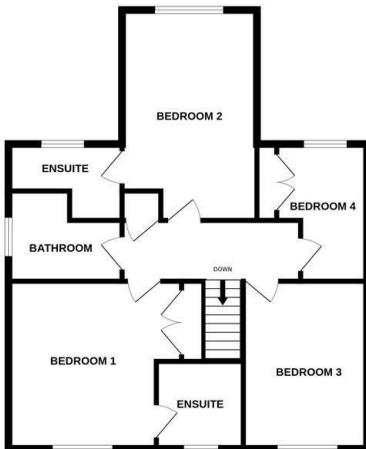
## COUNCIL TAX BAND

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1ST FLOOR  
756 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 1719 sq.ft. (159.7 sq.m.) approx.

Whilst every attempt has been made to ensure it is accurate, none of the dimensions, measurements or areas 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Viewing

By appointment only.

## Tenure

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

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

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

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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