



# Inglebys

Estate Agents



## 44 Ings Lane

Brotton, TS12 2QQ

**£285,000**



An extremely well presented modern, four bedroom detached property on the sought after location of Ings Lane in Brotton, only a short walk to the play park, Hunley Golf Club and clifftop walks. The property also benefits from being close to neighbouring seaside towns and villages, a main local bus route and offers many primary and secondary schooling, as well as convenience stores. A short drive to the Victorian seaside town of Saltburn with rail links to major towns and city centres!

The property boasts an attractive modern kitchen with centre aisle, a family lounge with additional snug separated by solid Oak sliding doors, spacious conservatory with underfloor heating, downstairs WC and separate utility for all your laundry needs! Upstairs there are four adequate bedrooms, one with ensuite and additional family bathroom.

All round the property offers excellent flexible family living with off street parking and a single garage!



Brotton is a coastal town lying between Saltburn and Staithes, benefiting from local bus links, rail links (Saltburn) only a short drive away, not to mention many local seaside towns/villages and the North Yorks National Park. As a town there is a large secondary school as well as a choice of local primary schools, others schools a short drive. There are local convenience stores, pubs and eateries as well as Hunley Hotel and Golf Club only being a short walk away.

The property is well presented throughout and wants for nothing, it's just looking for its next family to come enjoy its space and locality....

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-D.

EPC Rating: C

**Hallway 9'3" x 7'0" (2.84m x 2.15m)**

Wood effect flooring with single radiator, stairs to first floor with under-stairs cupboard.

**Lounge 14'8" x 13'8" (4.48m x 4.18m)**

A really well proportioned family living room with ample light from the uPVC patio doors to the rear, access to the conservatory, modern décor with carpet to the floor and coving to ceiling, stove effect electric fire, large double radiator, solid Oak sliding doors provide access to the snug.

**Conservatory 11'6" x 10'11" (3.52m x 3.33m)**

A really well sized conservatory which benefits from under-floor electric heating and wood effect flooring with electricity and lighting, French doors open onto the rear patio and garden.

**Snug 10'2" x 9'9" (3.10m x 2.99m)**

A lovely room which can be separated from the family living room, but open to the large kitchen providing that family room feel, uPVC window to the rear aspect and radiator.

**Kitchen 13'3" x 10'2" (4.04m x 3.10m)**

A beautifully presented modern family kitchen area with centre aisle, there are a range of wall and base units all finished with light grey shaker style doors and drawer fronts, granite effect worktops with matching upstands, 2 x electric ovens, 5 ring ceramic hob with hood and stainless steel splashback, stainless steel sink/drainage with chrome mixer tap, integrated dishwasher, uPVC window to the front aspect, the aisle has matching worktop and base units below, wood effect vinyl flooring.

**Utility/Laundry Room 7'4" x 5'8" (2.24m x 1.74m)**

Wood effect vinyl flooring continues, range of wall and base units matching the kitchen units with space for washing machine and dryer, wall mounted combination boiler, extractor and uPVC window to the front aspect.

**Downstairs WC 7'4" x 3'3" (2.24m x 1.00m)**

Well decorated WC with two piece white cloakroom suite and wood effect flooring, single radiator and uPVC window to the side aspect.

#### First Floor

##### Principal Bedroom

A spacious principal bedroom, well finished with carpet to the floor and wood panelling to the walls providing that opulent feeling, uPVC window to the front aspect and radiator. Fitted wardrobes with sliding mirrored doors, doorway providing access to the ensuite.

**Ensuite 8'4" x 3'3" (2.55m x 1.00m)**

A recently updated modern ensuite with double shower enclosure with black fittings and mixer shower, tiled flooring with white WC and hand basin with vanity unit, matching black heated shower rail and extractor.

**Bedroom Two 12'11" x 10'2" (3.94m x 3.11m)**

A double bedroom with carpet to the floor, panelling to the walls, built in storage cupboard, single radiator and uPVC window to the front aspect.

**Bedroom Three 10'1" x 8'8" (3.09m x 2.65m)**

Another double bedroom with carpet to the floor, modern décor, single radiator and uPVC window with views to the rear.

**Bedroom Four 8'4" x 8'4" (2.56m x 2.55m)**

Currently used as an office/walk in wardrobe, there is wood effect flooring with single radiator and uPVC window to the front aspect.

**Family Bathroom 7'6" x 5'6" (2.29m x 1.68m)**

A modern recently fitted three piece white bath suite with grey shaker style vanity unit to basin, part tiled walls, wood effect vinyl flooring and single radiator, uPVC window to the rear aspect and extractor.

**Garage 16'5" x 8'6" (5.01m x 2.60m)**

A single garage accessed from the rear of the property with driveway for up to two cars. The garage has electricity, lighting and a water supply.

#### Externally

Front.

Laid to lawn with pathway leading to front door.

Rear.

A patio area finished with Indian Stone, access to the garage via gate, a lawned area and raised tier finished with gravel.

#### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

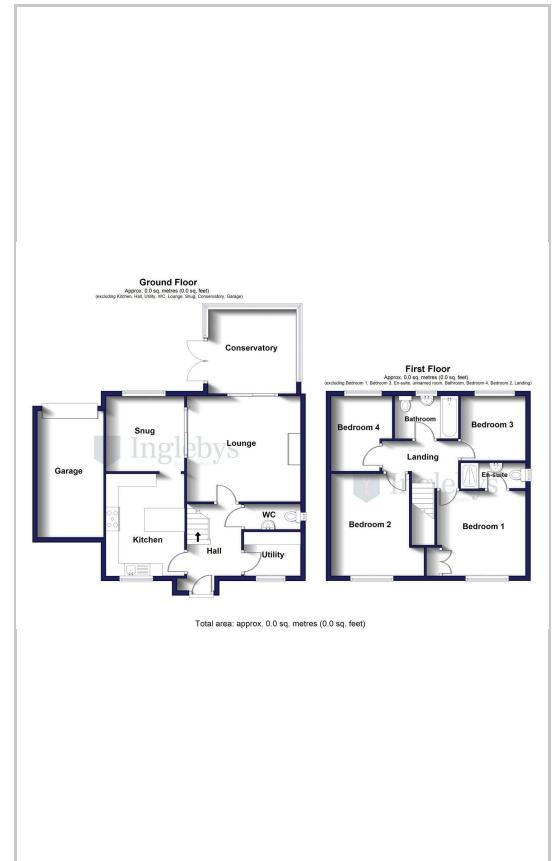
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

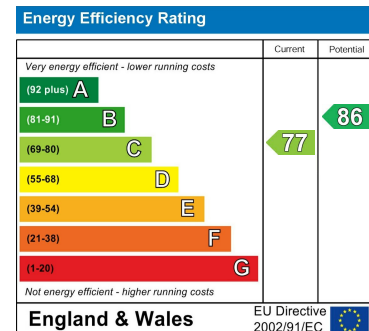
## Area Map



## Floor Plans



## Energy Efficiency Graph



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