

Lucia Lane
Guisborough, TS14 8BY

£349,950

Energy Rating : D



Lucia Lane

Description

With no onward chain, we offer to the market a 1960's 5/6 Double Bedroom Detached Chalet Style House in a first class residential area of the town which lies west of Hutton Lane. The present attractively designed layout offers versatile accommodation but with great potential on offer here, the owners have drawn up their own plans to show possible extensions and remodelling of rooms on both floors (subject to the necessary planning permissions and consents). It would be ideal for a family to grow into. The existing layout benefits from a gas central heating system, (Worcester boiler), double glazing, wiring for a mains burglar alarm, a rear aspect lounge which takes full advantage of the views over the glorious south facing garden, a study/5th bedroom, a large room (previously used as a hobby room) could remodel as a 6th bedroom/annexe if required, a conservatory, a ground floor cloakroom/w.c., a fitted kitchen with built-in and freestanding appliances and a first floor bathroom which serves the remaining four bedrooms. There is space in two of the bedrooms for en-suite facilities (again, subject to the necessary consents) as one has an existing wash hand basin, the other with a basin and a shower enclosure. Outside there is a delightful and sunny south facing rear garden approximately 150' long that is beautifully stocked and tended, it offers a good degree of privacy and is a wonderful space to enjoy. Parking is provided by two separate driveways with space for multiple vehicles, one of which leads to an attached garage. Lucia Lane is within easy reach of Highcliffe Primary School and local shopping facilities on Esk Close. The location is also well placed for access to the historic town centre which serves day-to-day needs. The glorious North Yorkshire Moors National Park and coastal areas are only approx. 15 minutes drive away as are road links to the business areas of Teesside. Subject to the necessary permissions and consents, remodelling of both floors could possibly incorporate an extra three en-suites to a possible repurposed property of up to six double bedrooms. This home offers enormous potential and is recommended for an early viewing so please call us now .

Accommodation

Porch Entrance

Full height upvc double glazed window.

Large Reception Hallway 18' 5" x 18' 1" (5.61m x 5.51m)

Reducing to 3'11 x 5' and over two levels. Feature stone wall, upvc double glazed entrance door with an adjacent window and PVC panel. Radiator, skylight which allows the hallway to fill with a good degree of natural sunlight and a courtesy door to the garage.

Cloakroom/WC 8' 6" x 3' 11" (2.59m x 1.19m)

Single glazed window. White suite comprising of a low flush wc and a pedestal wash hand basin.

Lounge 18' 6" x 13' 4" (5.63m x 4.06m)

Sliding upvc double glazed patio doors which give direct access to the south facing rear garden. This room enjoys wonderful views over the mature private garden. Double radiators, upvc double glazed window, stone fireplace - please note that the fireplace was used for coal fires in the first few years after the house was built and can be repurposed to do so again if required. Coved ceiling, cable tv and a feature panelled wall. Sliding double doors to the dining room.

Dining Room 10' 10" x 11' 10" (3.30m x 3.60m)

Upvc double glazed window and a double radiator.

Hobby/Family Room or Bedroom 6 14' 0" x 13' 6" (4.26m x 4.11m)

This room could be utilised as required and presently has a range of wall and base units, double radiator, cable tv and a upvc double glazed window with lovely views over the garden. Connecting door to a sun room.

Sun Room 10' 10" x 5' 9" (3.30m x 1.75m)

Aluminium sealed unit double glazed frame with a door into the garden.

Bedroom 5 10' 5" x 11' 2" (3.17m x 3.40m)

Views over the garden from the upvc double glazed window, cable tv and a double radiator.

Lucia Lane

Kitchen 11' 11" x 10' 6" (3.63m x 3.20m)

Range of exceptionally well looked after wall and base units with cupboards, drawers, display cabinet and laminate effect worktops. Coloured one and a half single drainer and unit with a mixer tap, free standing washing machine and dishwasher. Built in ceramic hob with a concealed extractor hood over and a built in eye level double oven/grill. Upvc double glazed window and a radiator.

First Floor

Landing

Access to a partially boarded and insulated loft space.

Bedroom 1 16' 8" x 10' 5" (5.08m x 3.17m)

Dual aspect upvc double glazed windows with hill views in the distance. Double radiator, wash hand basin with vanity cupboards below, shower enclosure with an electric shower and this area is PVC clad. Coved ceiling and T.V connection. Please note that subject to the necessary consents you could provide an en-suite facility here.

Bedroom 2 16' 9" x 10' 4" (5.10m x 3.15m)

Dual aspect upvc double glazed windows, radiator, pedestal wash hand basin with a splashback and a coved ceiling. Again, subject to the necessary permissions this room could accommodate an en-suite.

Bedroom 3 15' 4" x 10' 1" (4.67m x 3.07m)

Upvc double glazed window, coved ceiling and a radiator.

Bedroom 4 13' 2" x 9' 10" (4.01m x 2.99m)

Coved ceiling, upvc double glazed window, free standing wardrobe with an adjacent matching drawer pack. Radiator.

House Bathroom 8' 6" x 8' 5" (2.59m x 2.56m)

White suite comprising of a corner bath with a thermostatic controlled shower over with a curtain and rail. Pedestal wash hand basin and a low flush wc. Part tiled walls, radiator, coved ceiling and an overstairs airing cupboard with a hot water/immersion tank.

Externally

Driveway

Extensive driveway which provides parking for approx four vehicles and a trailer/caravan. Please note that the drive and pathways around the property are block paved.

Attached Garage 16' 0" x 9' 1" (4.87m x 2.77m)

Up and over door, power/electric lights and an internal door to the hallway. Free standing Worcester Bosch gas central heating boiler.

Gardens

There are mature and well stocked gardens to the front and rear, the fabulous south facing rear garden which measures approx 150ft deep with evergreens, mature conifers, trees and planting and offers an easy care option. There is an 8ft x 6ft garden shed to the side plus three greenhouses with mains power, water along with several water butts. Please note this garden provides lovely views over towards Highcliffe and affords a high degree of privacy.

Notes

The drawings mentioned/displayed were done by the owners and are not to scale. These are to be used for information only. Any changes to the property would be subject to the necessary planning permissions/consents

Council Tax Band

Council tax band:- F

Energy Performance Certificate

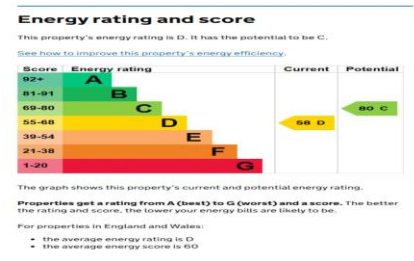
A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.