

# MARTIN MASLIN

2 BEVERS WAY  
HOLTON LE CLAY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 5FH



Situated on a large corner plot, just off Church Lane within this well established popular village position, a superb double bay fronted modern family home which enjoys a good size rear garden. Built in 2014 by Persimmon Homes, the property offers a good layout and is well designed for the needs of today's modern buyer. Featuring two Reception Rooms, four excellent size Bedrooms and two Bathrooms (one En Suite). Beautifully presented throughout to replicate a show home, with quality carpets and ceiling fan lights. The accommodation includes a lovely Hallway, Cloakroom/W.C, a pleasant Dining Room and a modern Lounge, (both the Lounge and Kitchen benefit from French doors opening onto the decked patio area). Upstairs there are four generous Bedrooms, with the Master having an En Suite Shower room and there is a further Family Bathroom fitted with a modern suite. The rear garden is laid to lawn with decking designed for entertaining and there is a driveway and a detached single garage with a courtesy door onto the garden. Highly recommended.

EPC Rating - C

£284,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## ENTRANCE HALLWAY

A smart entrance door gives access to the Hallway, decorated in light pastel colours where the winding staircase leads to the first floor. It has coving to the ceiling and a radiator.

## CLOAKROOM/W.C.

Comprising white suite with close couple w.c, a slimline pedestal wash hand basin with tiled splashback and a radiator.

## LOUNGE

**6.25m (20'6") into bay x 3.28m (10'9")**

A generous room designed with a modern touch, with coving to the ceiling, radiators and ceiling fan light. It has a uPVC bay window to the front and French double glazed patio doors give views and access onto a decked area.

## DINING ROOM

With coving to the ceiling, a radiator and a uPVC bay window.

## KITCHEN

**4.09m (13'5") x 3.38m (11'1")**

A good size kitchen with space for a small dining table and chairs and an American fridge freezer. Fitted with a range of white high gloss base and wall mounted unit with contrasting worksurfaces in a light grey finish, incorporating a stainless steel one and a half bowl sink with mixer taps and match upstands. Built in Zanussi appliances include a four ring gas hob with overhead extractor fan, a single fan assisted oven with grill and plumbing for a dishwasher. The kitchen has a radiator, coving to the ceiling and French double glazed doors giving access onto the garden.

## UTILITY ROOM

A useful room with plenty of storage, plumbing for an automatic washing machine and a uPVC double glazed door onto the rear.

## FIRST FLOOR

### LANDING

A lovely bright landing with a deep stairwell featuring a ceiling fan light, access to the loft space and a built in airing cupboard housing a pre-vented tank and pressurised cistern.

## BEDROOM ONE

**3.86m (12'8") x 3.40m (11'2") extending to 5.61m (18'5") maximum**

A lovely bedroom with an En Suite Shower Room. Decorated in a white wash colour scheme, with a radiator and a uPVC window overlooking the garden.

## EN SUITE

**2.16m (7'1") x 1.63m (5'4")**

A modern white suite comprising close couple w.c, pedestal wash hand basin and double walk in tiled shower with thermostatic unit and roman style door. It has an extractor fan, a radiator and a uPVC double glazed window.



HALLWAY



LOUNGE



DINING ROOM



KITCHEN

## BEDROOM TWO

3.35m (11'0") x 2.79m (9'2")

A good size double bedroom, well decorated with a radiator and a uPVC double glazed window overlooking the rear garden.

## BEDROOM THREE

3.35m (11'0") x 2.90m (9'6")

Another good size double bedroom with a radiator and double glazed front window.

## BEDROOM FOUR

3.17m (10'5") x 2.87m (9'5")

Another good size double bedroom with a radiator and double glazed front window.

## FAMILY BATHROOM

2.29m (7'6") x 1.88m (6'2")

A modern white bathroom suite comprising close couple w.c, pedestal wash hand basin and panel bath with tile surround. It has an extractor fan, a ceramic tiled floor, a radiator and a uPVC double glazed window.

## OUTSIDE

## GARAGE

5.23m (17'2") x 2.74m (9'0")

A detached single brick garage with electric remote control door. It has power and light and a further useful courtesy door opening into the garden.

Occupying a lovely corner plot with lawned areas to the front and side, a driveway and screened by railings defining the boundaries. A paved front pathway leads to the front door whilst the side gate opens into a delightful enclosed rear garden, lawned with a decking and patio area ideal for al fresco entertaining. There is a hot tub is available by separate negotiation.

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected. Broadband speeds and availability are able to be assessed via <https://checker.ofcom.org.uk>. Central heating comprises radiators detailed above connected to the Ideal Logic Heat 15 gas central heating boiler located in the Utility Room. The property has the benefit of a security alarm system. The local authority is East Lindsey District Council. Our enquires of the Local Authority indicate the property to be in Council Tax Band - D. The property is Freehold- Subject to Solicitor's verification.

## VIEWING

Strictly by appointment through the Agent's on Grimsby 311000.

## LOCATION AND AMENITIES

Bever's Way is a new development lying just off Church Lane. Local shops, schools and amenities are within walking distance whilst regular buses serve the area.



KITCHEN



UTILITY ROOM



LANDING



BEDROOM ONE





EN SUITE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



OUTSIDE



OUTSIDE

**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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