

# MARTIN MASLIN

12C WELHOLME AVENUE  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN32 0HP



A SUPERB DETACHED HOME SITUATED IN THIS SOUGHT AFTER RESIDENTIAL AREA. RECENTLY REDECORATED AND REFURBISHED FEATURING A SPACIOUS HALLWAY, RECEPTION ROOM AND STUDY, LARGE DINING KITCHEN, FOUR EXCELLENT DOUBLE BEDROOMS INCLUDING PRINCIPAL SUITE WITH DRESSING ROOM AND ENSUITE, FAMILY BATHROOM. SET WITHIN MATURE GARDENS WITH DOUBLE GARAGING TO THE REAR. EPC Rating - C

£369,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

# The Property

A superb detached family home situated on Welholme Avenue, a sought-after residential area of Grimsby close to People's Park and the town centre. The property enjoys a good size mature front garden with double attached garaging to the rear. Recently decorated throughout the property is immaculately presented with new fitted carpets and laminate flooring ready to move straight into.

Noteworthy features include the spacious Lounge, Dining Kitchen, four excellent size double Bedrooms (Bedroom one with a walk-in Dressing Room and ensuite Shower Room) and a further large Family Bathroom with a tiled shower cubicle. The principal accommodation includes a spacious and inviting 'L' shaped hallway with a Cloakroom from where the polished staircase rises to a part galleried Landing. The dual aspect Lounge has a deep bay window and a fireplace with a living flame style gas fire and across the hall is a small Study whilst the Dining Kitchen creates the 'WOW' factor extending to 25'5" with a spacious dining area, a range of maple cabinets and built-in appliances and adjacent is a matching Utility Room. The spacious landing serves four good size double Bedrooms including the Principal Bedroom suite with walk-in dressing room and an ensuite Shower Room. In addition there is a large Family Bathroom with a walk-in shower.

The property stands on a good size plot with mature gardens to the front, an open plan lawned rear garden and a generous driveway with double garaging. This is an excellent family residence offered with NO FORWARD CHAIN and viewing is highly recommended. EPC Rating C



# Accommodation

An open brick canopied Entrance Porch with uPVC double glazed front door leads directly into the Hallway.

## HALLWAY

**5.28m (17'4") x 5.89m (19'4") MAX.**

A spacious 'L' shaped hallway from where the polished balustrade and spindle staircase leads to a part galleried first floor landing. It has laminate flooring, coving to the ceiling, two radiators, a uPVC front window and useful understairs storage cupboard.

## LOUNGE

**6.58m (21'7") into bay x 3.76m (12'4")**

A lovely family room enjoying dual aspect views onto the gardens featuring a resin stone central firesurround with marble inlay and hearth housing a living flame style gas fire. It has coving to the ceiling, a dado rail and two radiators.

## STUDY

**2.67m (8'9") x 2.03m (6'8")**

With a uPVC double glazed front window.

## DINING KITCHEN

**7.75m (25'5") x 2.82m (9'3")**

A spacious and well fitted kitchen featuring a range of maple fronted base and wall mounted units, some with overhead glass displays. Complementary worksurfaces incorporate a 1.5 bowl sink with a mixer tap and tile splashback and built-in appliances include a 4 ring gas hob, an electric oven and grill, a pull-out cooker hood with extractor fan, integral fridge and a built-in dishwasher. A laminate floor flows through into the dining area which has a radiator and a uPVC double glazed window. The kitchen and dining area have been recently decorated and has coving to the ceiling and two radiators.

## UTILITY ROOM

**3.12m (10'3") x 1.47m (4'10")**

With matching units and complementary worksurfaces incorporating a stainless steel sink with mixer taps. It has plumbing for a washing machine, a uPVC double glazed window, storage cupboards, and a uPVC double glazed exterior side door.

## LANDING

**5.31m (17'5") x 3.07m (10'1")**

With a spelled balustrade overlooking the hallway below. There are built-in storage cupboards, one housing the hot water tank, and the landing has coving to the ceiling, a radiator and access to the loft space.

## BEDROOM ONE

**4.14m (13'7") x 3.91m (12'10")**

A good size room with coving to the ceiling, a radiator and a uPVC double glazed rear window.



HALLWAY



LOUNGE



DINING KITCHEN



DINING KITCHEN

### DRESSING ROOM

2.03m (6'8") x 1.78m (5'10")

With a radiator and a uPVC double glazed front window.

### EN-SUITE SHOWER ROOM

2.01m (6'7") x 2.36m (7'9")

With built-in furniture and a white suite comprising W.C, semi-recessed washbasin with tile splashback and a recessed tiled shower cubicle with Aqualisa shower and a glass folding door. It has a radiator, vinyl flooring and a uPVC double glazed front window.

### BEDROOM TWO

3.78m (12'5") x 2.87m (9'5")

With laminate flooring, built-in pine sliding wardrobes, coving to the ceiling, a radiator and a uPVC double glazed rear window.

### BEDROOM THREE

3.73m (12'3") x 2.77m (9'1")

With a fitted double wardrobe in a smart maple finish with inset drawers and hanging space. It has a radiator and a uPVC double glazed front window.

### BEDROOM FOUR

3.48m (11'5") x 2.84m (9'4")

Recently decorated with new carpet, coving to the ceiling, a new radiator and a uPVC double glazed rear window.

### FAMILY BATHROOM

3.96m (13'0") x 2.06m (6'9")

A large family bathroom with a white suite comprising W.C, panel bath with pine surround, pedestal washbasin and separate tiled shower cubicle with Aqualisa shower and an extractor fan. It has a useful built-in storage cupboard, a radiator and a uPVC double glazed front window.

### OUTSIDE

The front garden is set well back from the road enjoying a generous lawned garden with a block paved pathway sweeping around the front of the house. Enjoying a mature garden with trees, shrubs and conifers set behind a brick and wrought iron railed wall defining the boundaries. A side gate leads into the open plan rear lawned garden facing onto the driveway.

### GARAGE

A double attached brick garage with a block paved driveway approached via Le Burghdike Close.

### GENERAL INFORMATION

Mains gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Suprema Potterton gas central heating boiler located in the Utility Room and the property has the benefit of uPVC framed double glazing and a security alarm system. The Local Authority is the North East Lincolnshire Council and the property is in Council Tax Band F. The tenure is Freehold subject to Solicitors verification.



UTILITY ROOM



LANDING



BEDROOM ONE



EN-SUITE SHOWER ROOM

## VIEWING

By appointment through the Agents on Grimsby 311000.  
A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



BEDROOM TWO



OUTSIDE



BEDROOM THREE



OUTSIDE



BEDROOM FOUR

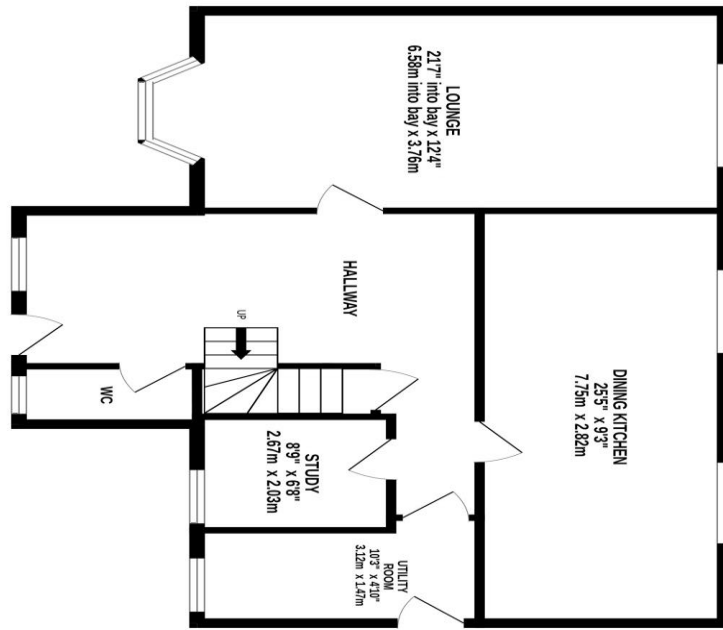


OUTSIDE

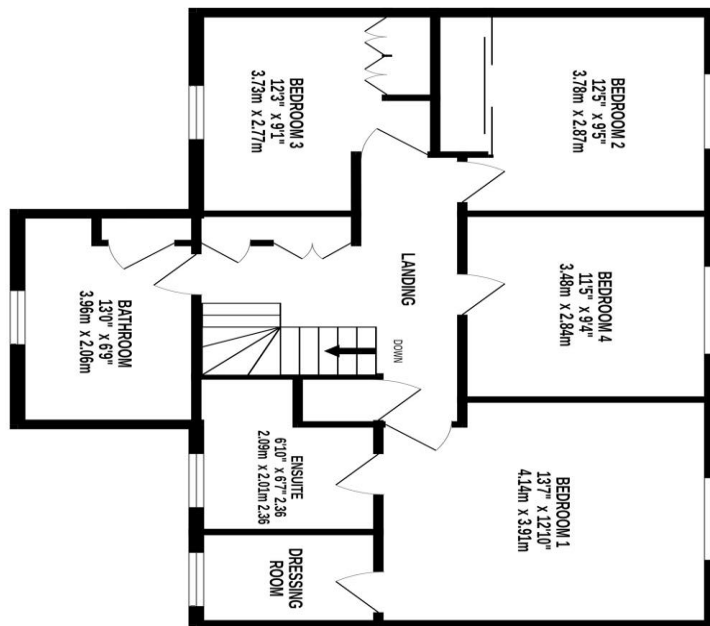


FAMILY BATHROOM

**GROUND FLOOR**  
850 sq.ft. (78.9 sq.m.) approx.



**1ST FLOOR**  
822 sq.ft. (76.4 sq.m.) approx.



**TOTAL FLOOR AREA: 1672 sq.ft. (155.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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