

MARTIN MASLIN

9 COLTSFOOT DRIVE
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0XL



Occupying a central position within this sought after peaceful cul de sac lying just off Marion Way, a well extended four bedroom detached family home enjoying a good size rear garden backing onto fields. Over the years the property has been sympathetically modernised and improved through a select scheme of updating to include an extension over the garage forming a fourth bedroom, a large uPVC conservatory, an updated kitchen and bathroom, and a superb main bedroom with ensuite shower room. The accommodation comprises: Entrance Hallway with an oak floor and staircase to the first floor, a pleasant front Lounge with a smart fireplace, a central Dining Room open plan to the Conservatory, a well fitted Kitchen with built-in appliances, a useful Utility Room and separate Cloakroom. Upstairs there are four excellent Bedrooms including the principal bedroom with bespoke wardrobes and a modern ensuite Shower Room, and a further modern Family Bathroom. Outside the property stands on a good size plot with an integral Garage and driveway to the front, whilst the rear boasts a lovely size lawned garden, patio and a greenhouse. Offered with NO FORWARD CHAIN and immediate vacant possession. EPC Rating - C.

£285,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A canopied entrance porch with a uPVC double glazed front door leads into the Entrance Hall.

ENTRANCE HALL

With an oak floor and spindle staircase rising to the first floor part galleried landing. It has coving to the ceiling, a radiator and a useful open storage recess beneath the stairs.

LOUNGE

4.22m (13'10") x 3.66m (12'0")

Overlooking the front garden, a pleasant room featuring a marble bonded fireplace housing a living flame pebble effect gas fire. Well decorated in neutral colours it has coving to the ceiling, a radiator, and a uPVC double glazed leaded bay window. Double doors open into the Dining Room.

DINING ROOM

3.15m (10'4") x 3.00m (9'10")

A pleasant room with an open aspect into the Conservatory and further door to the Kitchen. Well decorated and with coving to the ceiling and a radiator.

CONSERVATORY

3.25m (10'8") x 3.20m (10'6") max

A lovely addition to this family home, a brick built conservatory with laminate flooring, low panoramic windows and French double glazed doors giving views and access onto the side patio.

KITCHEN

3.66m (12'0") x 2.44m (8'0")

Fitted with a range of laminate cabinets in a light maple finish with contrasting grey speckled worksurfaces incorporating a 1.5 bowl stainless steel sink with mono mixer tap and tiled splashbacks to walls and windowsills. Quality AEG appliances include a 4 ring gas hob with pull-out cooker and extractor fan, a double fan-assisted oven and grill, an integrated dishwasher and a pull-out corner tray dispenser unit. The kitchen also has a useful breakfast bar, a radiator and a uPVC double glazed rear window. A door leads into the Utility Room.

UTILITY ROOM

A small utility area with plumbing for a washing machine and space for a fridge freezer. It has a useful uPVC double glazed door onto the garden.

CLOAKROOM

With a W.C, a radiator and a uPVC double glazed window.

LANDING

A good size landing with a spindled balustrade. There is access to the part boarded loft space with a pull-down ladder and light and a further airing cupboard with a hot water tank and shelves.



ENTRANCE HALL



LOUNGE



DINING ROOM



CONSERVATORY

BEDROOM ONE

3.48m (11'5") x 3.05m (10'0") to wardrobes

A lovely bedroom with a range of bespoke fitted wardrobes featuring a pull-out mirror, built-in drawers and hanging space. Well decorated the room has a radiator and a uPVC double glazed front window.

ENSUITE SHOWER ROOM

A recently installed shower room, fully tiled with a floating vanity sink and waterfall tap, a chrome heated towel rail and a walk-in shower with power shower and a drencher head in a smart chrome finish. It has a uPVC double glazed side window.

BEDROOM TWO

3.48m (11'5") x 3.00m (9'10")

A good size bedroom with freestanding wardrobes, a radiator and a uPVC double glazed rear window.

BEDROOM THREE

5.89m (19'4") x 2.36m (7'9")

Forming part of an extension over the garage added in 2017, a lovely dual aspect bedroom with coving to the ceiling, wardrobes, two radiators and double glazed windows.

BEDROOM FOUR

3.17m (10'5") x 2.36m (7'9")

Currently used as a study with coving to the ceiling, a radiator and a uPVC double glazed rear window.

BATHROOM

1.85m (6'1") x 1.78m (5'10")

A smart bathroom, partly tiled and with a white suite comprising: double ended panel bath with mixer taps and electric shower with screen over, pedestal washbasin and a W.C. It has a radiator and a uPVC double glazed front window.

OUTSIDE

The front garden is open plan and laid to lawn with a concrete driveway leading in turn to the Garage. The property enjoys a good size garden overlooking fields at the rear. The gardens are mainly lawned and well stocked with plants and shrubs and feature an attractive shaped patio ideal for the summer months. There is fencing to the perimeters ensuring privacy for the present owners.

GARAGE

5.05m (16'7") x 2.44m (8'0")

With an up and over door, a uPVC window, power and light, and the wall mounted gas central heating boiler.

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 Vokera boiler located in the Garage and the property has the benefit of uPVC framed glazing and replacement soffits and fascias. The Local Authority is the North East Lincolnshire Council and the property is in Council Tax Band D. The tenure is Freehold subject to Solicitors verification.



KITCHEN



KITCHEN



UTILITY ROOM



LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



BATHROOM



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.

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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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