

MARTIN MASLIN

14 ALDER AVENUE
HUMBERSTON
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4ZE



AN IMPRESSIVE THREE STOREY DETACHED FAMILY HOME BOASTING FOUR BEDROOMS, THREE BATHROOMS, FAMILY LOUNGE AND A MODERN LIVING KITCHEN. STANDING ON A GOOD SIZE SOUTH WEST FACING PLOT ENJOYING AN EXCELLENT GARDEN DESIGNED FOR ENTERTAINING. EPC Rating - B

£335,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Situated on the southern side of Humberston Avenue on this modern development, a superb four bedroom family residence enjoying a south facing garden. Built in 2019 by Countryside Properties to their bespoke Thornton design, the property overlooks a pleasant green and is deceptive in appearance. A spacious family home offering three floors of accommodation boasting four excellent Bedrooms including a principal bedroom suite, three Bathrooms, a large Sitting Room and a wonderful Living-Dining Kitchen with Utility Room and a stunning marble effect ceramic tiled floor.

Principal accommodation includes a welcoming Entrance Hall with Cloakroom/W.C. from where the spindle staircase rises to a spacious first floor Landing. There is a generous bay fronted Lounge with further patio doors giving views and access onto the rear garden. Undoubtedly the spacious Living Kitchen forms the main hub of the property spanning across the full width of the house featuring a superb modern Kitchen in a light grey high gloss finish with white textured worksurfaces and a host of quality Electrolux quality appliances. The beautiful white porcelain tiled floors extends to nearly 23'0" in length combining a Dining and Sitting area with a lovely bay window overlooking the front garden. Beyond is a useful Utility Room with a further sink and storage cupboard.

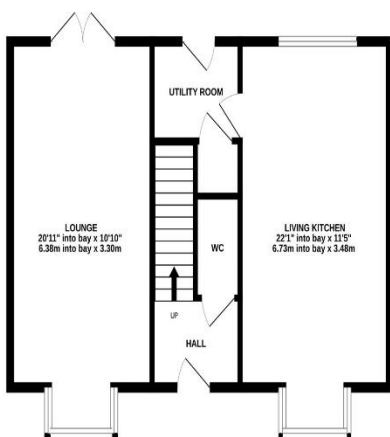
To the first floor there is a delightful and spacious Landing with a further staircase and quarter landing featuring a low panoramic window with Velux above. There are two Bedrooms on the first floor including the Principal Bedroom suite with a Dressing Area and Ensuite Shower Room, a further double Bedroom (currently used as a Home Office) and a Family Bathroom with a modern white suite, double ended bath and a walk-in shower. The second floor has a large walk-

in deep storage cupboard, two excellent size Bedrooms and a further Shower Room.

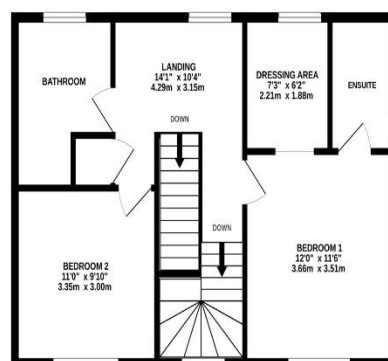
The house has been thoughtfully designed providing storage on each level and benefits from uPVC framed double glazing and a gas central heating system. Outside the generous brick paved driveway leads in turn to the detached single Garage with overhead storage and courtesy door. The rear garden enjoys a predominately south west facing aspect ideal for the summer months. Well suited for entertaining including a raised decking area, purpose-built bar and a hot tub (available by separate negotiation). The gardens are mainly lawned with further storage and fencing ensuring privacy for the present owners.

A most impressive family home situated in this highly regarded area of Humberston close to the Bannatyne Country Club and Spa and within walking distance of local shops and schools of good repute. Viewing is highly recommended. EPC Rating - B.

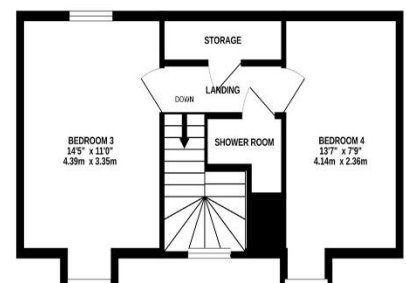
GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



2ND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 1563 sq.ft. (145.2 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 error, 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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Accommodation

ENTRANCE PORCH

With exterior light and composite front door giving access to the Hallway.

HALLWAY

Featuring a Spanish style vinyl floor and a staircase leading to the first floor.

CLOAKROOM

Comprising W.C, handbasin with tile splashback and mono tap. It has a radiator and an extractor fan.

LOUNGE

6.83m (22'5") into bay x 3.30m (10'10")

A generous family lounge featuring a walk-in uPVC bay front window with a radiator. It has a wall mounted electric fire and French double glazed uPVC doors providing views and access onto the rear garden.

LIVING KITCHEN

6.73m (22'1") into bay x 3.48m (11'5")

A superb open plan kitchen with marble effect porcelain tiled flooring. Displaying a range of light grey gloss wall and base cabinets with complementary white worktops incorporating a 1.5 bowl stainless steel sink with mixer taps and matching upstands. Quality built-in appliances include an electrolux 4 ring gas hob with matching stainless steel backplate and overhead extractor fan with light, an eye-level oven and grill, an integrated fridge-freezer and a built-in dishwasher. The kitchen has space for freestanding table and chairs, recessed lighting and a pleasant Sitting Area with a deep uPVC bay window and a radiator.

UTILITY ROOM

Fitted with matching cabinets and a stainless steel sink with a mono tap and matching upstands. It has plumbing for an automatic washing machine, a wall mounted gas central heating boiler, ceramic tile flooring and a useful built-in storage cupboard. A further composite part glazed door opens into the rear garden.

LANDING

4.29m (14'1") x 3.15m (10'4")

A bright landing with a radiator and uPVC double glazed rear window. It has a useful built-in storage cupboard and further staircase leading to a quarter landing with low panoramic uPVC window and further Velux above.

BEDROOM ONE

3.51m (11'6") x 3.66m (12'0")

extending to 19'7" into dressing area

A good size principal bedroom with a radiator and a uPVC double glazed front window.

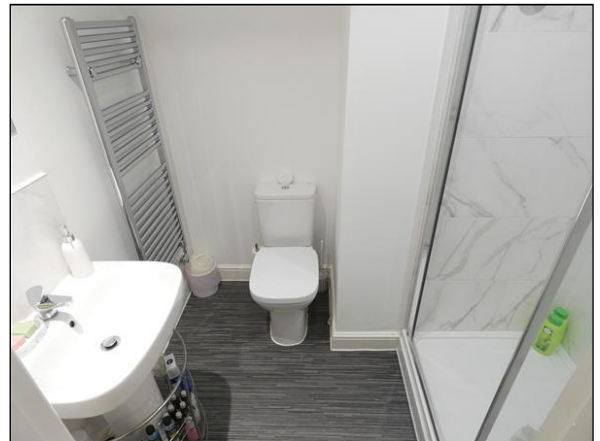
DRESSING AREA

2.21m (7'3") x 1.88m (6'2")

With a radiator and a uPVC double glazed window.



HALLWAY



CLOAKROOM



LOUNGE



LOUNGE

EN-SUITE SHOWER ROOM

Fitted with a white suite comprising W.C, pedestal washbasin with tile splashback and a double walk-in tiled shower with electric unit and Roman sliding door. It has a chrome heated towel rail, a vinyl floor an extractor fan and a uPVC double glazed side window.

BEDROOM TWO

3.35m (11'0") x 3.00m (9'10")

With a radiator and uPVC double glazed front window.

BATHROOM

Well designed with a white suite comprising W.C, pedestal washbasin with tile splashback and a double ended panel bath with mixer tap and tiling to dado height. It has a further double width walk-in shower with thermostatic unit, Roman sliding door and tiling. There is a radiator, an extractor fan and a uPVC double glazed rear window.

SECOND FLOOR

With a radiator and built-in large storage cupboard.

BEDROOM THREE

4.39m (14'5") x 3.35m (11'0")

Enjoying dual aspect windows including a Velux rear window and further double glazed front window and there is a radiator.

BEDROOM FOUR

4.14m (13'7") x 2.36m (7'9")

With a radiator and a uPVC double glazed front window.

SHOWER ROOM

With a white suite comprising W.C, pedestal handbasin and a double tiled walk-in shower cubicle with electric shower and folding glass door. It has a chrome heated towel rail and an extractor fan.

OUTSIDE

The front garden is open plan with a variety of flowering shrubs and perennials whilst a generous brick paved driveway leads in turn to the garage. In the Agents opinion the rear garden forms one of the main attractions enjoying a valuable south westerly facing aspect, designed for entertaining with raised decking, a small purpose-built bar and a hot tub with power supply (available by separate negotiation). It has a useful metal shed and fencing defines the boundaries.

GARAGE

6.20m (20'4") x 3.30m (10'10")

A detached brick garage with power and light, overhead storage, an up and over front door and further courtesy side door.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



UTILITY ROOM

GENERAL INFORMATION

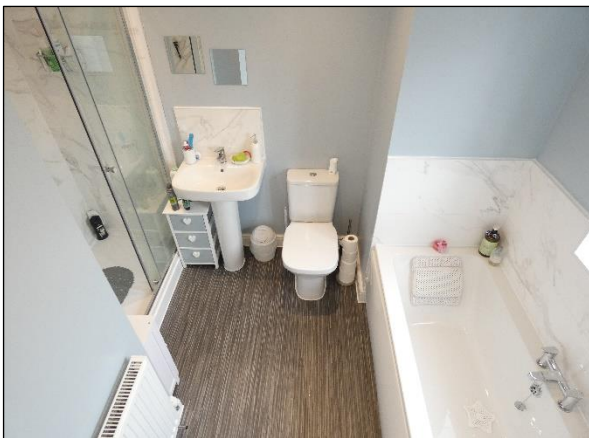
Mains, gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Vaillant combination central heating boiler located in the Utility Room and the property has the benefit of uPVC framed double glazing. The Local Authority is the North East Lincolnshire Council and the property is in Council Tax Band F. The property is Freehold subject to Solicitors verification. The property is of timber framed construction with an NHBC guarantee from June 2019.

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.



LANDING



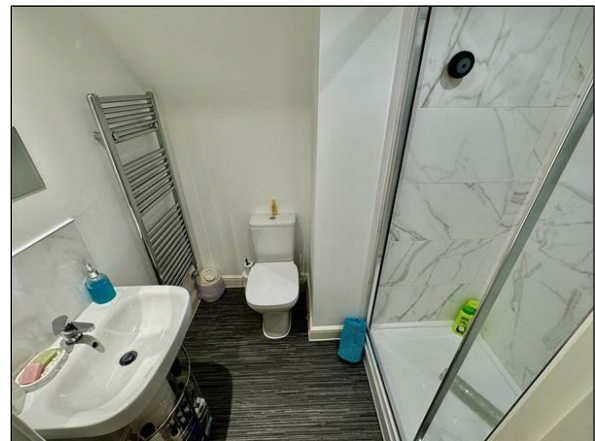
BATHROOM



BEDROOM ONE



BEDROOM THREE



EN-SUITE SHOWER ROOM



BEDROOM TWO



BEDROOM FOUR



OUTSIDE



OUTSIDE



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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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