

# MARTIN MASLIN

21 CHELTENHAM WAY  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 0UG



HIGHLY DESIRABLE AREA FORMING PART OF THE CLEETHORPES COUNTRY PARK, SUPERB DETACHED PROPERTY WITH TWO RECEPTION ROOMS, THREE GENEROUS BEDROOMS AND TWO BATHROOMS. SET IN SOUTH FACING GARDENS WITH PRIVATE DRIVEWAY AND INTEGRAL GARAGE. NOT TO BE MISSED. EPC Rating - D

REDUCED FOR QUICK SALE  
£279,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

A uPVC double glazed front door leads directly into an enclosed large porch with a radiator and a double glazed side window. A further part glazed door opens into the Lounge

### LOUNGE

**5.33m (17'6") x 3.23m (10'7")**

A lovely shaped room enjoying dual aspect views onto the garden. Featuring a stunningly stone fireplace housing a living flame gas fire forming the focal point of the room. The room is tastefully decorated with coving to the ceiling and it has a radiator.



LOUNGE

### DINING ROOM

**2.87m (9'5") x 2.44m (8'0")**

Situated directly behind the lounge, a delightful room overlooking the garden. Tastefully decorated with coving to the ceiling, a radiator, uPVC double glazed window and a sliding patio door onto the garden.



LOUNGE

### KITCHEN

**3.23m (10'7") x 2.44m (8'0")**

A modern kitchen featuring a range of base and wall mounted units in a light beech finish. Complementary worksurfaces incorporate a stainless steel sink with mixer taps and tile splashback. The kitchen is well equipped with a range of Neff appliances including a 4 ring gas hob with stainless steel extractor fan and light over, eye-level oven and microwave, an integrated fridge and freezer and a newly installed integrated Hotpoint washer/dryer. The kitchen is well decorated with underlighting to the units, a ceramic tile floor and a uPVC window overlooking the rear garden.



DINING ROOM

### HALLWAY

With a uPVC double glazed side door, a radiator and staircase to the first floor.

### CLOAKROOM

A modern cloakroom with a white suite comprising W.C. and a handbasin with tile splashback. It has a radiator and a uPVC double glazed side window.

### LANDING

**4.37m (14'4") x 1.78m (5'10") MAX**

A bright landing with a uPVC side window, a radiator and access to the loft space (part boarded with a pull down ladder). There is a built-in airing cupboard with a hot water tank and shelving.

### BEDROOM ONE

**3.73m (12'3") x 3.43m (11'3") max into door recess**

A lovely shaped bedroom, tastefully decorated with fitted wardrobes in a light oak finish. It has coving to the ceiling, a radiator and a uPVC double glazed rear window.



KITCHEN

### ENSUITE SHOWER ROOM

2.01m (6'7") x 1.75m (5'9")

Part tiled with a cream suite comprising W.C, pedestal washbasin and an offset shower cubicle with a thermostatic unit. It has a radiator and a uPVC double glazed side window.

### BEDROOM TWO

3.48m (11'5") x 3.23m (10'7")

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

### BEDROOM THREE

2.77m (9'1") x 2.95m (9'8")

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

### BATHROOM

2.44m (8'0") x 1.78m (5'10")

Partly tiled with a cream coloured suite comprising W.C, pedestal washbasin and a panel bath. It has a radiator and uPVC double glazed rear window.

### OUTSIDE

The property occupies a lovely corner position approached via a block paved driveway leading in turn to the Garage. The front gardens are screened by mature hedging with deep flower borders and a shaped lawn. A side gate leads in turn to a pleasant rear garden which enjoys a valuable south facing aspect. Laid to lawn with a block paved patio, it has some fruit trees and a modern cascading water feature ideal for entertaining.

### GARAGE

An integral garage with power and light, a wall mounted gas central heating boiler and an up and over front door.

### 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 central heating boiler located in the Garage and the property has the benefit of uPVC framed glazing. It falls within the jurisdiction of North East Lincolnshire Council and is currently in Council Tax Band C. The tenure is Freehold subject to Solicitors verification.

### 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.



KITCHEN



HALLWAY



CLOAKROOM



LANDING



BEDROOM ONE



BEDROOM ONE



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM TWO



BEDROOM TWO

**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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