

# MARTIN MASLIN

14 WOODFIELD CLOSE  
HUMBERSTON  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4UW



IMPRESSIVE DETACHED FAMILY HOME FOUND IN HUMBERSTON CATCHMENT. FEATURING AN INVITING HALLWAY, MODERN CLOAKROOM, RELAXING LOUNGE, FABULOUS LIVING KITCHEN, FOUR GOOD SIZE BEDROOMS, STYLISH BATHROOM. LOVELY REAR GARDEN WITH GARAGE AND DRIVEWAY. NOT TO BE MISSED.

£285,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Situated in this sought after and pleasant cul de sac position lying just off Midfield Road, a superbly presented four bedroom detached property which is ideal for the growing family, and found within Humberston catchment. Over a short period of time the current owners have meticulously updated and modernised their home leaving no stone unturned through a select scheme of improvement sure to impress any prospective buyer.

Noteworthy features include quality modern Karndean 'Van Gogh' flooring complemented by oak interior doors, a modern Lounge with elegant fireplace open plan to the fabulous Living Kitchen, a stylish Cloakroom and Bathroom and four good size Bedrooms. The property has been professionally decorated throughout creating a brand new look and benefits from new uPVC double glazing and a gas central heating system only installed in the last few years.

Principal accommodation includes a part enclosed Entrance Porch with a smart uPVC front door opening into the lovely and bright Hallway with a return staircase leading to the first floor. The hallway features a modern Cloakroom and a useful understairs storage cupboard. The contemporary Lounge is perfect for relaxing with its open plan design leading into the Dining Area. It is well presented with an eye-catching central fireplace featuring a remote controlled electric stove fire. Meanwhile designer Karndean 'Van Gogh' flooring is fitted throughout the ground floor creating a refreshing finish.

Spanning the rear of the house is a bright and fabulous Dining Kitchen extending to 20' in length, designed and fitted Tom Ellis in a soft pebble finish complemented by quartz worktops and a host of quality Neff appliances. The dining area incorporates a breakfast bar and provides space for a table and chairs whilst french doors provide access to the rear garden. Upstairs the property boasts four good size Bedrooms and a stylish modern Bathroom with shower over the bath.

The rear garden features an attractive Indian slate patio and pathway surrounding an enclosed lawned garden ideal for entertaining. The front garden is open plan with a generous driveway leading through double gates in turn to the detached Garage. The property is well located for local shops and amenities and is within walking distance of the Cleethorpes Country Park and a short drive from the seafront. A delightful property, highly recommended to appreciate all on offer. EPC Rating - D



# Accommodation

An enclosed entrance porch with tiled step leads to the front door and into the Entrance Hall.

## ENTRANCE HALL

**4.39m (14'5") x 1.42m (4'8") into stairwell**

An inviting hallway freshly decorated featuring a designer floor and return staircase to the first floor. It has coving to the ceiling, a traditional radiator and a useful understairs storage cupboard.

## CLOAKROOM

With tiling to the walls and a white suite comprising W.C. and handbasin with mono tap. It has a chrome heated towel rail and a uPVC front window.

## LOUNGE

**5.21m (17'1") x 3.48m (11'5")**

Open plan to the Dining Area and recently redecorated the room features a smart central cast iron electric fire set within a deep tiled recess with a wooden overmantle (fire and mantle available by separate negotiation). It has a traditional radiator, a uPVC front window and a designer Karndean floor flowing through into the Dining Area.

## LIVING KITCHEN

**6.10m (20'0") x 3.35m (11'0")**

An impressive modern kitchen designed by Howdens and fitted by Tom Ellis featuring a range of quality shaker style cabinets in a soft pebble finish with black handles. Complemented by quartz worktops and incorporating a breakfast bar overhang and a cutaway sink with stainless steel swan neck mixer taps. It has matching upstands to the walls and window sills and further timber display shelves. Quality Neff appliances include a 4 ring gas hob with overhead extractor fan and light, a double fan assisted oven and grill, an integrated dishwasher and plumbing for an automatic washing machine. A large uPVC window and full height door provide natural light into the kitchen. The dining area is spacious with plenty of room for a table and chairs and it has a traditional radiator and uPVC double glazed French doors opening onto the rear garden.

## LANDING

With a uPVC double glazed side window. It has a large built-in airing cupboard housing the Ideal combination central heating boiler.

## BEDROOM ONE

**3.10m (10'2") x 3.05m (10'0")**

Tastefully decorated with a radiator and a uPVC double glazed rear window.

## BEDROOM TWO

**3.10m (10'2") x 2.95m (9'8")**

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



ENTRANCE HALL



CLOAKROOM



LOUNGE



LOUNGE

### BEDROOM THREE

3.05m (10'0") x 2.90m (9'6")

With a radiator and a uPVC double glazed rear window.

### BEDROOM FOUR

2.87m (9'5") x 2.69m (8'10")

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

### BATHROOM

2.03m (6'8") x 1.88m (6'2")

A modern and stylish bathroom, fully tiled in an anthracite grey finish and a modern white suite. Comprising: W.C, floating vanity unit with mono tap, and a panel bath with mixer shower over and glass screen. It has chrome ceiling spotlights, an anthracite powder coated towel rail and a uPVC double glazed side window.

### GARAGE

5.79m (19'0") x 2.82m (9'3")

With power and light, up and over front door, side window and a courtesy side door.

### OUTSIDE

The property is tucked away on one corner of the cul-de-sac with an open plan front lawn and concrete driveway leading through double timber gates to the Garage. The house enjoys a good size rear garden with a square shaped lawn surrounded by a modern Indian slate patio and adjoining pathway to the garage. The garden is well screened by close bordered fencing and there is a side gate providing pedestrian access.

### 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 Ideal combination central heating boiler located on the Landing and the property has the benefit of uPVC framed double glazing (installed in 2021). The Local Authority is the North East Lincolnshire Council and the property is in Council Tax Band C. The tenure is Freehold subject to Solicitors verification.

### VIEWING

By appointment through the Agents on Grimsby 311000.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



BATHROOM

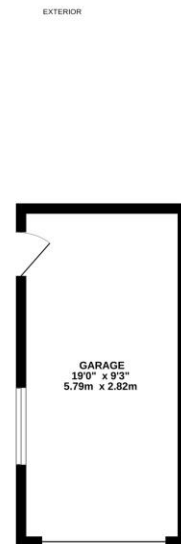
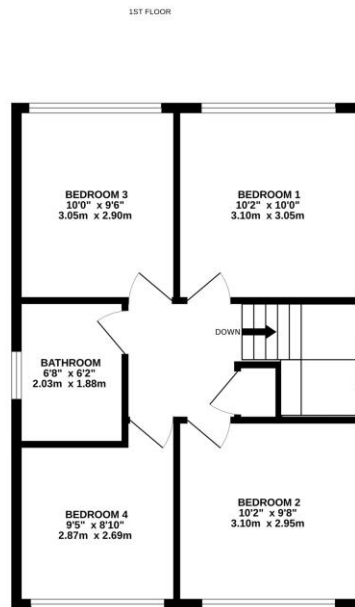
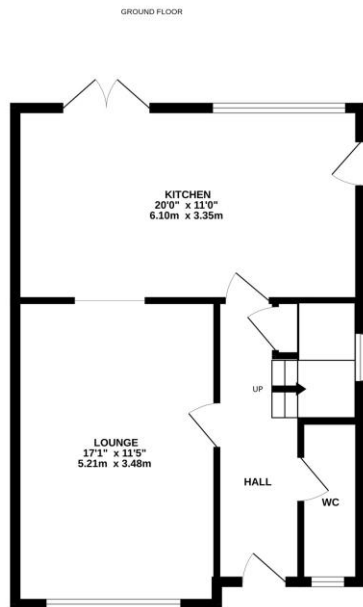


OUTSIDE



OUTSIDE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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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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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