

# MARTIN MASLIN

1 WEST LANE  
KEELBY  
GRIMSBY  
NORTH LINCOLNSHIRE  
DN41 8EJ



FOUND IN THE HEART OF THIS SOUGHT AFTER VILLAGE, A RATHER SPECIAL DETACHED FAMILY HOME STANDING WITHIN WONDERFUL LANDSCAPED GARDENS APPROACHING 0.2 OF AN ACRE. WELL PRESENTED INCLUDING SPACIOUS LOUNGE, QUALITY KITCHEN, THREE GOOD SIZE BEDROOMS AND A MODERN BATHROOM. VIEWING HIGHLY RECOMMENDED.

£339,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Located in the heart of this ever popular Lincolnshire village, a superb detached family home standing with surprisingly large gardens along West Lane (one of Keelby's best kept secrets), tucked away just off Victoria Street. Ideally placed in the old part of the village, the property is within walking distance of local shops, schools and amenities and the Kings Head.

Built in 1969 the property provides bright and spacious accommodation benefitting from many improvements over the years including a quality Arthur Bonnet solid oak Kitchen, a large family Lounge, three good size Bedrooms and a lovely Bathroom complete with jacuzzi style bath. Further updating includes replacement uPVC windows, a gas central heating system and a burglar alarm.

Principal features of the accommodation include an open plan Porch with a double glazed door opening directly into a lovely traditional Hallway with an open tread staircase leading to the first floor Landing. The spacious Lounge is certainly a great feature of this home extending to 25'0 in length with an attractive marble fireplace, deep bow and side window and further sliding patio doors giving views and access onto the rear garden.

Meanwhile the Kitchen is perfect for the growing family, fitted with a range of Arthur Bonnet solid oak cabinets complemented by smart granite style worktops with seamless upstands and windowsills. There is a host of built-in appliances including a double fan assisted oven and grill, an induction hob, an integral fridge and a dishwasher.

The kitchen has space for a dining table and chairs and has a large window allowing natural light from the garden. Beyond the kitchen is a separate Lobby with a door to the garage, a separate Cloakroom with W.C. and a Utility Room.

To the first floor a 'T' shaped Landing serves three excellent size Bedrooms. The principal Bedroom has dual aspect views onto the garden and extends to 17'0 in length whilst the smart Family Bathroom is fitted with a white suite complete with jacuzzi style bath.

The house stands on an extra large plot extending to approximately 0.2 of an acre, screened by mature hedgerows and approached via a Sett driveway through wrought iron gates leading in turn to the integral Garage. The rear garden is approached via two side gates and has been beautifully landscaped with a private patio spanning the rear of the property. Screened by walls and fencing the garden is well screened and has a shed and additional storage area to the rear.

The village of Keelby has a wonderful community spirit and is located within catchment for schools of good repute including Healing Academy and Caistor Grammar School. The house is extremely well presented throughout and viewing is highly recommended by appointment through the Agents. EPC Rating - D





# Accommodation

## ENTRANCE PORCH

With an exterior light.

## ENTRANCE HALL

**3.23m (10'7") x 3.20m (10'6") inc. staircase**

A lovely bright hallway accessed via a uPVC double glazed front entrance door. The hallway features a delft rack, coving to the ceiling, a radiator, a uPVC window and a dog leg ranch style wrought iron staircase leading to the first floor Landing.

## LOUNGE

**7.62m (25'0") x 3.66m (12'0")**

A bright and spacious dual aspect lounge featuring a marble fireplace with an Adam surround housing a living flame coal effect fire. Tastefully decorated the room has coving to the ceiling, two radiators, a large uPVC bow window and double glazed side window. There is a further sliding patio door providing views and access onto the rear garden.

## KITCHEN

**4.22m (13'10") x 3.17m (10'5")**

A generous dining kitchen fitted with a quality range of Arthur Bonnet solid oak cabinets with leaded glass displays. Complemented by a granite style worktop with seamless upstands and matching windowsills. It has a corian 1.5 bowl sink with brush chrome mixer taps and underlighting to the units. Built-in Bosch appliances include an induction hob with projecting extractor fan and a double eye-level fan-assisted oven and grill. There is also an integrated fridge and a dishwasher. Features include a fitted wine rack, built-in bin storage and a quality floor. The kitchen has coving to the ceiling, a radiator, space for dining table and chairs and a large uPVC rear window.

## REAR LOBBY

A useful area with doors leading to the Garage and an exterior door to the garden.

## CLOAKROOM

Comprising W.C, handbasin and useful built-in storage cupboard. It has a quality floor, a radiator and a uPVC double glazed rear window.

## UTILITY ROOM

A separate utility room with plumbing for an automatic washing machine and a wall mounted Worcester Bosch central heating boiler.

## LANDING

With a large built-in airing cupboard housing the hot water tank with shelving. There is an additional storage cupboard and a radiator.

## BEDROOM ONE

**5.28m (17'4") x 2.74m (9'0")**

A generous dual aspect bedroom enjoying views over the gardens. It has a useful built-in storage cupboard, coving to the ceiling and a radiator.



ENTRANCE HALL



LOUNGE



LOUNGE



### BEDROOM TWO

3.66m (12'0") x 2.79m (9'2")

A lovely room with a radiator and a uPVC double glazed front window.

### BEDROOM THREE

4.27m (14'0") x 2.21m (7'3")

With access to the loft space, a radiator and a uPVC double glazed front window.

### FAMILY BATHROOM

2.44m (8'0") x 2.13m (7'0")

A good size bathroom, partly tiled with a white suite comprising W.C, pedestal washbasin and a 'P' shaped jacuzzi style bath with electric shower and a curved glass screen. It has a ladder heated towel rail, a useful built-in storage cupboard, shaver point and a uPVC side window.

### GARAGE

5.49m (18'0") x 2.74m (9'0")

A large integral garage with a uPVC double glazed side window, an electric roller front door and courtesy door to the house.

### OUTSIDE

The property occupies a lovely position in the centre of this popular village, accessed via a sweeping driveway through wrought iron gates leading in turn to the Garage. The gardens are well screened by neat conifer hedging to the boundaries ensuring privacy. Lawns surround the property on three sides, well stocked with plants and shrubs and a rockery. Gates either side of the house ensure privacy where a delightful patio area forms the rear garden. Screened by additional wall and fencing creating a wonderful courtyard with space beyond to relax.

### 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 Worcester Bosch boiler in the Utility Room and the property has the benefit of uPVC framed double glazing and a security alarm. The Local Authority is the West Lindsey District Council and the property is in Council Tax Band D. 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.

### AGENTS NOTE

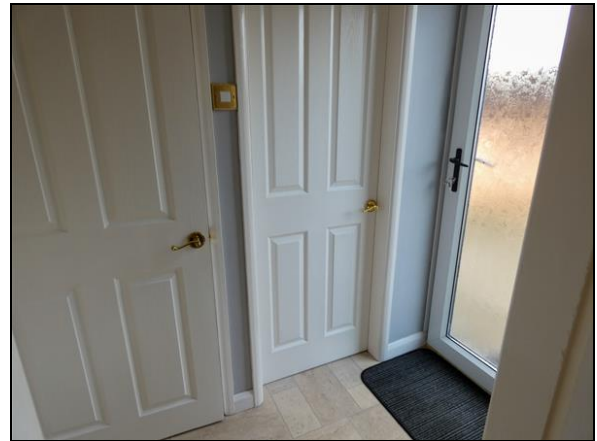
Light fittings in the Entrance Hall, Bedroom one and Bedroom two are NOT included.



KITCHEN



KITCHEN



REAR LOBBY



BEDROOM ONE





BEDROOM ONE



BEDROOM TWO



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



FAMILY BATHROOM



OUTSIDE



OUTSIDE



OUTSIDE



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.



24014



Martin Maslin Estate Agents  
4/6 Abbey Walk  
Grimsby  
North East Lincolnshire  
DN31 1NB  
T: 01472 311000 F: 01472 340200  
E: office@martinmaslinestateagents.co.uk  
www.martinmaslinestateagents.co.uk

M619 Printed by Ravensworth Digital 0191 2303553