

MARTIN MASLIN

33 EASTFIELD ROAD
KEELBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8JE



A smartly presented detached family home occupying a pleasant position on the edge of this popular village enjoying many facilities with a great community spirit. Recently the property has undergone some select cosmetic finishing to provide a comfortable family home which has been replastered and redecorated throughout featuring new carpets and laminate flooring. Offering bright and spacious accommodation including an Entrance Lobby serving a modern open plan Lounge Diner enjoying sliding patio doors onto the rear garden. An Inner Hall with staircase to the first floor and a fitted Kitchen with painted cabinets and a breakfast bar complete the ground floor accommodation. Upstairs a delightful Landing serves three generous Bedrooms, a storage cupboard and a large tiled Bathroom with white suite. The property enjoys a pleasant rear garden lawned with a patio whilst the front is mainly gravelled with a driveway leading to the integral Garage. Situated in catchment for local schools the property is a real gem not to be missed. EPC Rating - D.

£199,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE LOBBY

A uPVC double glazed entrance door leads to the small lobby, with a radiator and a uPVC double glazed front window.

LOUNGE

3.96m (13'0") x 3.38m (11'1")

A lovely room which has been recently redecorated with an accent wall. It has coving to the ceiling, a radiator and a uPVC double glazed front window. A laminate floor flows through into the Dining Area.

DINING AREA

3.35m (11'0") x 3.17m (10'5")

A pleasant room with a matching accent wall, coving to the ceiling, recessed spotlights and radiator. It has uPVC sliding patio doors onto the rear garden.

INNER HALL

With a staircase leading to the first floor and useful cupboard under. A further door leads to the garage.

KITCHEN

4.80m (15'9") x 2.46m (8'1")

Fitted with a range of base and wall mounted units in a sage green finish with complementary maple worksurfaces incorporating a Belfast style sink with solid worktop and tiled splashback. There is a freestanding cooker with an overhead extractor fan, space for an undercounter fridge and plumbing for a dishwasher. It has a small breakfast bar, laminate flooring, a radiator and a uPVC double glazed rear window. There is a further side door onto the garden.

LANDING

With a spelled balustrade overlooking a bright stairwell, recently redecorated and with a large uPVC window. It has a storage cupboard (5'4" x 2'7").

BEDROOM ONE

3.89m (12'9") x 3.40m (11'2")

A lovely bedroom with a built-in storage cupboard, a radiator and a uPVC double glazed front window.

BEDROOM TWO

3.38m (11'1") x 3.35m (11'0")

With a radiator and a uPVC double glazed window providing views onto the rear garden.

BEDROOM THREE

3.71m (12'2") x 2.49m (8'2")

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

FAMILY BATHROOM

2.46m (8'1") x 2.36m (7'9")

Fully tiled with a white shell suite comprising W.C, built-in vanity unit with sink and separate taps, panel bath with electric shower and glass screen. It has a radiator and a cupboard housing the gas combination central heating boiler. It has access to the loft space and a uPVC double glazed rear window.



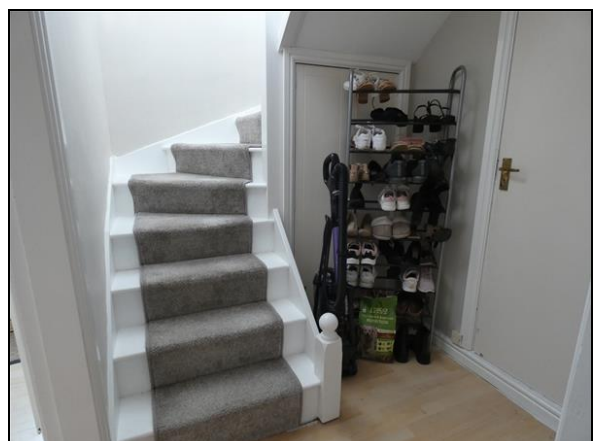
LOUNGE



LOUNGE/DINER



DINING AREA



INNER HALL

GARAGE

5.11m (16'9") x 2.51m (8'3")

An integral garage with power and light, up and over front door, and a courtesy door to the hallway.

OUTSIDE

The front garden is mainly gravelled for ease of maintenance with concrete driveway leading in turn to the garage. A side gate leads into the pleasant rear garden which has a paved patio and lawn. It has shrub borders and a white wash close bordered fence ensuring privacy for the present owners.

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 Logic Max C30 combination central heating boiler and the property has the benefit of uPVC framed double glazing. The Local Authority is the West Lindsey District 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. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website



KITCHEN



KITCHEN



LANDING



BEDROOM ONE



BEDROOM THREE



FAMILY BATHROOM



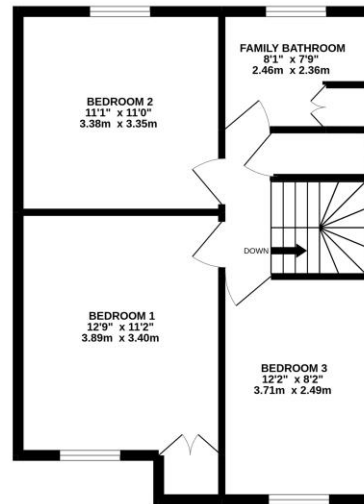
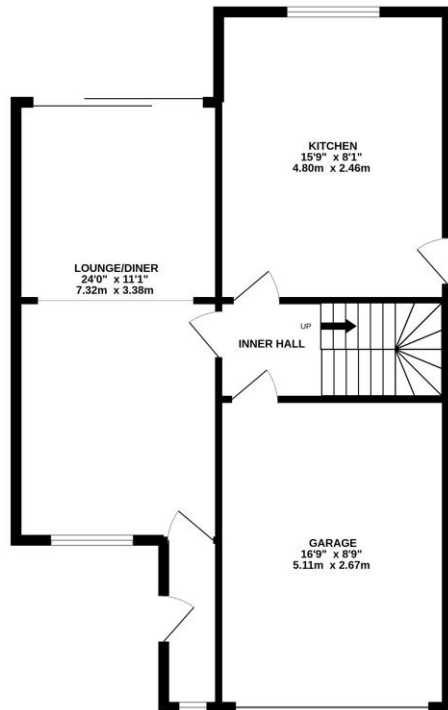
OUTSIDE



OUTSIDE

GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.

1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1264 sq.ft. (117.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metrepx 102022

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.



24026



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