

MARTIN MASLIN

1 TRAFALGAR PARK
NEW WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4YP



Fronting onto Peaks Lane commanding a large corner plot, an attractive bay windowed detached house, significantly extended at the rear. Ideally placed within walking distance of local shops and amenities and within catchment for nearby schools, a superb property offers flexible accommodation ideal for the growing family. The property features a surprisingly large hallway with a part galleried landing serving three good size Bedrooms (including the principal Bedroom with a stylish ensuite Shower Room complete with steam shower) and a good size Family Bathroom. Further accommodation includes a downstairs Cloakroom/W.C, a spacious bay fronted Lounge, a modern high gloss Kitchen with appliances and a superb through Dining Room open plan to the Sun Lounge extending to 23'0 in length with patio doors opening onto the rear garden. Outside No. 1 enjoys a large private front garden with decking whilst to the rear there is an enclosed lawn and patio garden with a dividing fence creating a children's play area. Beyond is a detached brick Garage with a private driveway. EPC Rating - D.

£242,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A brick arched entrance porch with a tiled step and uPVC double glazed door leads directly into the Entrance Hall.

ENTRANCE HALL

3.48m (11'5") x 2.44m (8'0") inc. stairs

A lovely inviting hallway from where the spindle staircase rises to a part galleried Landing. It has coving to the ceiling, a radiator and an understairs storage cupboard.

CLOAKROOM

Partly tiled with a white suite comprising W.C. and a handbasin. It has a uPVC double glazed window.

LOUNGE

4.88m (16'0") x 4.60m (15'1") into bay

A spacious lounge with a deep walk-in uPVC bay front window. Tastefully decorated it has a wall mounted electric fire, a radiator and further double glazed side window.

KITCHEN

3.12m (10'3") x 4.04m (13'3")

A modern fitted kitchen in a cream high gloss finish with chrome handles. Contrasting high gloss laminate worktops incorporate a 1.5 bowl enamel sink with mixer taps and matching upstands. Built-in appliances include a Hotpoint 4 ring gas hob with overhead extractor fan and light, single fan assisted oven and grill, plumbing for an automatic washing machine and vent for a tumble dryer. There is space for an American style fridge freezer (available by separate negotiation). The kitchen has a large uPVC window overlooking the rear garden and a further double glazed exterior side door.

DINING ROOM

3.25m (10'8") x 3.15m (10'4")

A pleasant dining room accessed from the Kitchen with coving to the ceiling and a radiator. Laminate flooring flows through in an open plan style to the Sun Lounge.

SUN LOUNGE

3.68m (12'1") x 3.43m (11'3")

With a panelled ceiling, a radiator, a uPVC double glazed side window and French double glazed doors giving views and access onto the rear garden.

LANDING

3.48m (11'5") x 4.70m (15'5") MAX

A spacious landing with a spelled balustrade. Tastefully decorated with coving to the ceiling, a uPVC double glazed side window and access to the loft space.

BEDROOM ONE

4.42m (14'6") to wardrobes x 3.28m (10'9")

A large double bedroom with fitted wardrobes along one wall. It has coving to the ceiling, a radiator, laminate flooring and two uPVC windows overlooking the front garden.



ENTRANCE HALL



CLOAKROOM



LOUNGE



LOUNGE

ENSUITE SHOWER ROOM

2.29m (7'6") x 1.52m (5'0")

Fully tiled featuring a steam shower pod with body jets and lighting. It has a white suite comprising W.C. and washbasin with mixer taps, a radiator and a uPVC double glazed front window.

BEDROOM TWO

4.04m (13'3") x 2.64m (8'8")

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

BEDROOM THREE

3.05m (10'0") x 2.01m (6'7")

With a radiator and a uPVC double glazed rear window.

FAMILY BATHROOM

2.54m (8'4") x 2.18m (7'2")

A good size bathroom featuring a cream suite comprising W.C, pedestal washbasin and a corner panelled bath with shower attachment. Fully tiled it has a radiator, built-in cupboard housing the central heating boiler and a uPVC double glazed rear window.

OUTSIDE

The property occupies a prominent corner position enjoying a good size front garden, gravelled for ease of maintenance and featuring a large decked corner patio area screened by fencing. A side gate leads into a generous rear garden, mainly paved with a shaped lawn and children's play area. The gardens are well screened by a brick wall with fencing to the perimeters whilst beyond there is a detached brick garage with power and light, up and over door and a courtesy side door (accessed from Trafalgar Park).

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 gas central heating boiler located in the Bathroom 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 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.



KITCHEN



KITCHEN



DINING ROOM



SUN LOUNGE



LANDING



BEDROOM ONE



ENSUITE SHOWER ROOM



BEDROOM TWO



BATHROOM



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.

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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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