

# MARTIN MASLIN

47 AUGUSTA STREET  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN34 4TX



Delightfully situated overlooking a pleasant green, a most attractive detached family home overlooking part of the Grimsby Cricket Club. The property offers bright and spacious accommodation with a flexible layout featuring THREE receptions rooms, three Bedrooms and two Bathrooms. The property benefits from a gas central heating system and uPVC framed double glazing, briefly comprising: welcoming Hallway, a good size front Lounge and a central open plan Snug with double doors to the generous Dining Room overlooking the garden. There is a good size Kitchen fitted with a range of cabinets and built-in appliances and a door leading into the Conservatory. Upstairs there are three double Bedrooms including the Guest Bedroom with a Jack and Jill style ensuite Shower Room and French double glazed doors opening onto the walk-on balcony. In addition there is a lovely family Bathroom with panelling to dado height and a freestanding slipper bath. The house stands on a good size plot with lawned gardens to the front and rear and there is a generous concrete driveway leading to the Garage. EPC Rating – D.

£259,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

A uPVC double glazed front door with matching side panel gives access to the hallway.

### HALLWAY

**3.00m (9'10") x 2.77m (9'1")**

A rather spacious hallway from where the feature staircase leads to the first floor. There are two uPVC double glazed side windows, two radiators and a built-in meter cupboard.



HALLWAY

### LOUNGE

**4.90m (16'1") x 4.88m (16'0")**

A bright and spacious Lounge to the front of the house with a central plaster firesurround with an electric fire and a stone hearth. The room has coving to the ceiling, two radiators and a uPVC bow window. An open arch leads through into the Snug.



LOUNGE

### SNUG

**3.35m (11'0") x 2.34m (7'8")**

With a uPVC double glazed side window and glazed double doors opening into the Dining Room.

### DINING ROOM

**3.81m (12'6") x 3.28m (10'9")**

A generous room with dual aspect views onto the garden. It has coving to the ceiling, a radiator, two uPVC double glazed side windows and a sliding double glazed patio door giving views and access onto the rear garden.

### KITCHEN

**4.27m (14'0") x 3.17m (10'5")**

A good size kitchen fitted with a range of white wall and base cabinets with complementary beech laminate worktops incorporating a 1.5 bowl sink with mixer taps. There is a part tile wall surround and underlighting to the units. Built-in appliances include a 4 ring gas hob with extractor fan, single oven and grill, space for a washing machine and a wall mounted gas central heating boiler. The kitchen has two windows (one single glazed) into the Conservatory and a further double glazed door onto the driveway.



LOUNGE

### CONSERVATORY

**4.34m (14'3") x 2.90m (9'6")**

A single glazed brick built conservatory with uPVC windows and a double glazed door opening onto the rear garden.

### LANDING

With a deep stairwell and a useful storage cupboard.

### BEDROOM ONE

**4.04m (13'3") x 3.43m (11'3")**

A lovely double bedroom with two uPVC windows overlooking the front garden. It has coving to the ceiling and two radiators.



SNUG

### BEDROOM TWO

**3.66m (12'0") x 3.05m (10'0")**

Another good size room with a uPVC double glazed front window and a built-in storage cupboard and a radiator.

### BEDROOM THREE

3.10m (10'2")to wardrobes x 3.23m (10'7")

A rather special bedroom with a jack and jill ensuite Shower Room and uPVC double glazed patio doors opening to the walk on balcony. It has built-in wardrobes and a radiator.

### ENSUITE SHOWER ROOM

Recently fitted with grey furniture and a white suite comprising W.C, semi recessed washbasin and a corner shower cubicle with mermaid boarding. It has a heated towel rail, laminate flooring and a uPVC double glazed rear window.

### BATHROOM

3.17m (10'5") x 1.65m (5'5")

Recently upgraded with panelling to dado height and a white suite comprising W.C, pedestal washbasin and a slipper style freestanding bath. It has a traditional towel rail and a uPVC double glazed side window.

### OUTSIDE

The property has a front lawned garden set behind a low brick and coping stone wall boundary. A generous concrete driveway leads down to the detached garage with double doors. The rear garden is mainly lawned with fencing and hedging backing onto part of the Grimsby Cricket Grounds. The garden enjoys a predominately west facing aspect ideal for the summer months.

### GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected. Central heating comprises radiators detailed above connected to the Ideal combination boiler and the property has the benefit of uPVC framed double glazing except where mentioned in these particulars. The property is under the jurisdiction of the North East Lincolnshire Council and our enquiries indicate the property to be in Tax Band - C. The tenure of the property is Freehold - subject to Solicitor's verification.

### VIEWING

By appointment with the Agents on Grimsby 311000.



DINING ROOM



KITCHEN



KITCHEN



CONSERVATORY



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



ENSUITE SHOWER ROOM



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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