

MARTIN MASLIN

21 SNOWDROP CLOSE
HEALING
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7JN



Occupying excellent size gardens this unique semi detached house has been significantly altered from the original by the construction of a substantial DOUBLE GARAGE to the side and the conversion of the former integral single garage to a Sitting Room/Snug. The property benefits from gas central heating, uPVC framed double glazing and a security alarm and the grounds are very special with plenty of parking space at the front and a lawned rear garden complete with a pond, patios and mature trees. Comprising:- Entrance Lobby, Lounge with pine fireplace, Dining Area, Kitchen with beech units and appliances, Sitting Room/Snug, three Bedrooms (Master with ensuite Bathroom) and Family Bathroom with a white suite. Viewing is highly recommended to appreciate the appeal of the property.
EPC Rating – C.

£230,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:-

GROUND FLOOR

ENTRANCE LOBBY

With a door opening to the Lounge.

LOUNGE

4.72m (15'6") x 3.28m (10'9")

A lovely room featuring a pine firesurround with a marble inset and hearth and an electric flicker flame fire. The staircase leads to the first floor, an archway leads through to the Dining Area and there is a central heating radiator.

DINING AREA

2.92m (9'7") x 2.49m (8'2")

With French doors opening to the garden, a door linking to the Kitchen and a central heating radiator.

SITTING ROOM/SNUG

4.83m (15'10") x 2.34m (7'8")

A room offering flexible space and with a central heating radiator.

KITCHEN

2.79m (9'2") x 2.44m (8'0")

Attractively equipped with a range of beech finish wall and base cabinets with black/grey worksurfaces incorporating a single drainer stainless steel sink unit. Built-in appliances comprise a Hotpoint electric oven and a Baumatic 4 ring gas hob with extractor canopy above. There is a central heating radiator and provision for other freestanding appliances.

FIRST FLOOR

LANDING

With an airing cupboard housing the hot water cylinder.

MASTER BEDROOM

3.66m (12'0") x 2.82m (9'3")

A lovely double bedroom with double and single wardrobes and a central heating radiator. A door opens to the ensuite Bathroom.

ENSUITE BATHROOM

2.79m (9'2") x 1.65m (5'5")

Fully tiled and with a white suite comprising a panel bath with a mixer/shower tap, a pedestal washbasin and a W.C. There is a central heating radiator and a folding shower screen.

BEDROOM TWO

3.15m (10'4") x 2.49m (8'2")

Another double bedroom with a central heating radiator.

BEDROOM THREE

2.54m (8'4") x 2.49m (8'2")

Currently used as a Dressing Room and with a central heating radiator.



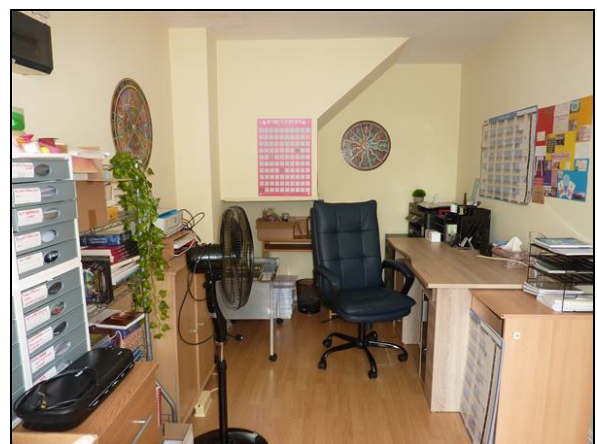
LOUNGE



LOUNGE



DINING AREA



SITTING ROOM/SNUG

FAMILY BATHROOM

2.21m (7'3") x 1.83m (6'0")

Part tiled and with a white suite comprising a panel bath with a mixer/shower tap and screen, a W.C. and a pedestal washbasin. There is a central heating radiator.

DOUBLE GARAGE

6.71m (22'0") x 5.56m (18'3")

An excellent double garage with twin four-fold doors (one electrically operated, one manual), a rear door and a wall mounted Worcester Greenstar gas boiler.

OUTSIDE

The house stands within impressive size gardens with plenty of parking for several vehicles at the front. An area of ground beyond the driveway with trees and shrubs belongs to the house whilst at the rear there is a lawned garden with established trees, a large pond and a paved patio area. There is an external power supply and the boundaries are fenced.

GENERAL INFORMATION

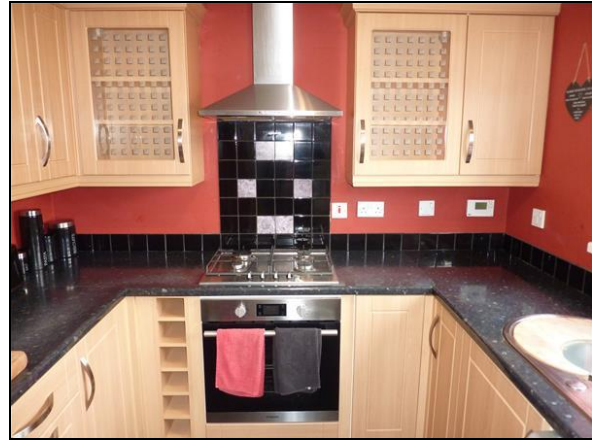
Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Worcester Greenstar gas boiler located in the Double Garage and the property has the benefit of uPVC framed double glazing and a security alarm system. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band C although this may be revised following a sale. 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.

LOCATION AND AMENITIES

Snowdrop Close leads off Clematis Avenue which itself leads off Wisteria Drive. The village medical centre is close by and Healing provides everyday shopping facilities, hot food takeaways and well regarded schools.



KITCHEN



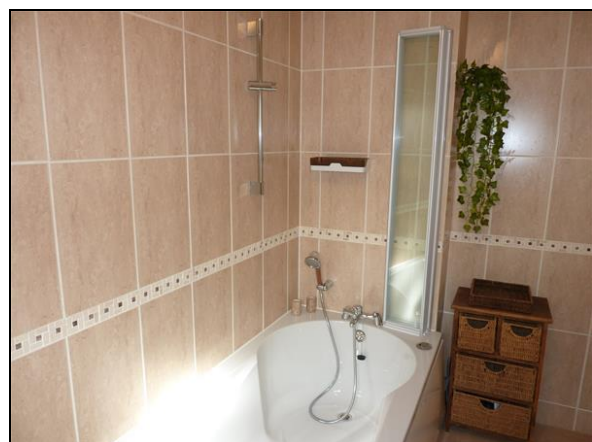
KITCHEN



MASTER BEDROOM



MASTER BEDROOM



ENSUITE BATHROOM



ENSUITE BATHROOM



BEDROOM TWO



FAMILY BATHROOM



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.



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