

MARTIN MASLIN

22 FLETCHER ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 4HB



Set within lovely mature large gardens enjoying seating areas lawns and a generous private driveway we are delighted to offer this well presented end link house with many eye catching features to the market for sale. Featuring a recently fitted (2023) Wren Kitchen in a cashmere finish with built-in Zanussi appliances, an upgraded bathroom and some general cosmetic finishing. The accommodation benefits from a gas central heating system and uPVC framed double glazing and briefly comprises: Entrance Hall with Cloakroom/W.C, two Reception Rooms and a modern shaker style Kitchen. Upstairs there are three reasonable size Bedrooms and a Bathroom with a white suite. In the Agents opinion there are wonderful landscaped gardens which are approached by double gates leading to the driveway and in turn to the beautiful garden, interspersed with plants and shrubs providing an abundance of colour throughout the year. Viewing is highly recommended.

£149,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A smart uPVC double glazed front door with external canopy over leads into the Hallway.

HALLWAY

A good size hallway with a ceramic tile floor, a radiator and staircase with cupboard under.

CLOAKROOM

With a low flush W.C. and a uPVC double glazed side window.

LOUNGE

3.96m (13'0") x 3.23m (10'7")

A pleasant room featuring a smart polished marble firesurround housing a living flame style gas fire. It has a radiator and a uPVC double glazed front window.

KITCHEN

3.17m (10'5") x 2.51m (8'3")

A modern shaker style kitchen in a smart cashmere finish (installed in 2023 by Wren Kitchens) with wood laminate worktops incorporating a porcelain sink with mixer spray tap and laminate splashback. Built-in appliances include a new 4 ring gas hob with overhead extractor fan and light, a single fan assisted oven and grill, an integrated fridge freezer and plumbing for an automatic washing machine with vent for tumble dryer. It has a hidden radiator, coving to the ceiling and an attractive ceramic tile floor. There is a uPVC double glazed window overlooking the rear garden and a double glazed door onto the driveway.

DINING ROOM

3.15m (10'4") x 2.74m (9'0")

A lovely room with coving to the ceiling, a radiator and a uPVC double glazed rear window.

LANDING

With coving to the ceiling, a uPVC double glazed side window, a radiator and access to the loft space.

BEDROOM ONE

3.96m (13'0") x 2.51m (8'3") to wardrobes

Fitted with a range of smart tailored wardrobes along one wall providing drawers and storage with hanging space. It has coving to the ceiling, a radiator and a uPVC double glazed front window.

BEDROOM TWO

3.28m (10'9") x 2.87m (9'5")

With a radiator, built-in cupboard housing the central heating boiler and a uPVC double glazed rear window.

BEDROOM THREE

2.92m (9'7") x 2.18m (7'2")

It has a radiator and a uPVC double glazed front window.



HALLWAY



LOUNGE



LOUNGE



KITCHEN

BATHROOM

Comprising W.C, vanity unit with washbasin and a panel bath. It has a panelled ceiling and a uPVC double glazed window.

OUTSIDE

No. 22 occupies exceptional gardens which are landscaped to the front and rear, the front being gravelled for ease of maintenance with various plants and shrubs set behind a brick boundary and wrought iron gates opening onto a generous block paved driveway. The rear garden is one of the main attractions of the property, landscaped with a raised patio and steps leading onto an enclosed gravelled garden with flowering plants and shrubs and a further well established lawned garden. There are various sheds including a workshop, a brick store with power and light and a greenhouse. The gardens are enclosed by fencing ensuring privacy for the present owners.

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 Vokera combination boiler located in Bedroom Two and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band A. 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

Fletcher Road is situated just off Curry Road which itself leads off Yarborough Road. Local shops and amenities are within walking distance.



KITCHEN



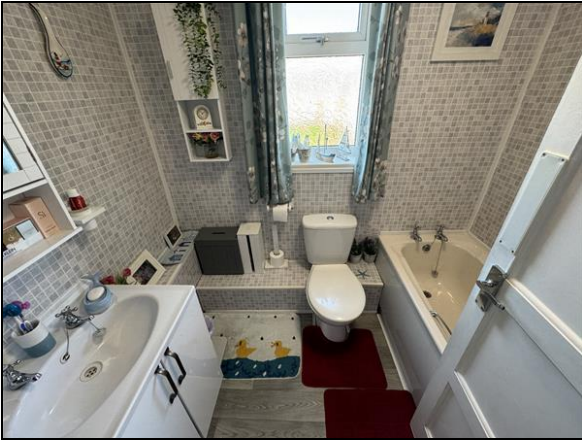
DINING ROOM



BEDROOM ONE



BEDROOM TWO



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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