

# MARTIN MASLIN

BAYTREE HOUSE  
53 PARK AVENUE  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN32 0DG



Situated just off Weelsby Road and set within exquisite gardens which extend to around 150'0 in total length, this is an absolutely superb semi detached house presented to an excellent standard throughout. The accommodation is delightful and spacious and benefits from gas central heating and uPVC framed double glazing and the gardens are very, very special too and include a lovely Garden Room/Bar for entertaining and relaxing.

Comprising: Reception Hall, Cloakroom, front Sitting Room, Living Room with contemporary woodburning stove, Dining Kitchen with gloss cream units and built-in appliances, Landing, FOUR Bedrooms (two with wardrobes) and a sizeable Bathroom with a roll edge bath and a shower cubicle. There is a long driveway and a Garage and viewing of the property is highly recommended.

£295,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

The accommodation comprises:-

## GROUND FLOOR

### RECEPTION HALL

A welcoming entrance area from where the staircase with ornate balustrade leads to the first floor. There is a useful understairs cupboard and a central heating radiator with a decorative cover.

### SITTING ROOM

4.17m (13'8") x 3.66m (12'0")

A lovely room at the front of the house with a tall mahogany fireplace with a cast iron and tile inset and a living flame gas fire. There is an arch into the bay window and a central heating radiator.

### LIVING ROOM

3.48m (11'5") x 4.95m (16'3")

Enjoying a lovely view of the rear garden and with a door opening to it. There is a corner positioned contemporary style Contura woodburning stove and there is a central heating radiator with decorative cover.

### CLOAKROOM

With a white suite comprising a W.C. and a small handbasin. A cupboard houses the Baxi gas boiler.

### DINING KITCHEN

5.44m (17'10") x 2.57m (8'5")

Comprehensively equipped with a range of gloss cream wall and base cabinets with grey worktops incorporating a single drainer stainless steel sink unit. Built-in appliances comprise an electric oven, a microwave oven, a four ring gas hob with extractor above, a dishwasher, a fridge and a freezer. Doors leads out to the driveway and into the rear garden, the floor is tiled and there is a central heating radiator.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

4.27m (14'0") x 3.48m (11'5") to rear of wardrobes

A lovely room at the rear of the house featuring a classic slate fireplace, two ranges of white wardrobes and a central heating radiator.

### BEDROOM TWO

3.66m (12'0") x 3.48m (11'5")

With a black cast iron fireplace, a range of wardrobes and a central heating radiator.

### BEDROOM THREE

2.57m (8'5") x 2.44m (8'0")

With a central heating radiator.

### BEDROOM FOUR/NURSERY

2.36m (7'9") x 1.52m (5'0")

Currently used as a Study and with a laminate finish floor and a central heating radiator.

### BATHROOM

2.57m (8'5") x 3.25m (10'8") maximum

An elegant bathroom featuring a white suite comprising a freestanding roll edge bath on ball and claw feet, a semi recessed washbasin, a W.C. and a shower cubicle with an etched door and a chrome mixer shower. There is a central heating radiator.



RECEPTION HALL



SITTING ROOM



SITTING ROOM



LIVING ROOM

## GARAGE

4.04m (13'3") x 3.05m (10'0")

With electric light and power.

## OUTSIDE

Baytree House stands within wonderful gardens which extend to over 150'0 in total length and are presented to the highest of standards. To the front of the house there is a gravelled foregarden with a concrete driveway leading to the garage, whilst at the rear the garden is stunning with an expanse of manicured lawn enhanced by a diverse variety of plants, shrubs and trees set within wide informal borders. There are two paved sitting areas and a water feature and a special element of the garden is the delightful Garden Room/Bar which the owners have created at the rear of the garage. Perfect for entertaining the room measures 9'2" x 18'6" in total and is decorated in a Turkish/Mediterranean style with lovely views of the garden.

## 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 Baxi gas boiler located in the cloakroom and the property has the benefit of uPVC framed double glazing throughout, except for the rear door/window in the Living Room. It falls within the jurisdiction of North East Lincolnshire Council and 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.

## LOCATION AND AMENITIES

Park Avenue leads off the southern side of Weelsby Road with the facilities of central Grimsby within easy reach. The popular Lisle Marsden Primary School is nearby and People's Park is only a few minutes stroll away. Regular buses serve the general area.



LIVING ROOM



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BATHROOM



OUTSIDE



OUTSIDE



GARDEN ROOM/BAR

**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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