

MARTIN MASLIN

1 GREETHAMS LANE
OLD CLEE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 8NA



Tucked away on Greethams Lane, an idyllic spot just off Clee Crescent close to Old Clee Church, this is a wonderful semi detached property of character and charm and viewing is highly recommended. It occupies lovely established gardens which widen out behind the cottage and discerning purchasers are sure to be tempted by all that it offers. Comprising: Reception Hall, 20'7 Lounge with brick fireplace and woodburning stove, Dining/Sitting Room with glazed door to the garden, Kitchen with a good range of units and space for appliances, rear Lobby, Cloakroom, Landing, two double Bedrooms (one with a walk-in store/wardrobe with potential to create ensuite facilities) and Shower Room with a white suite. The gardens include lawns, two sheds, a greenhouse, a driveway leading to a car port and a plethora of established shrubs, trees and plants. A very special property indeed.

EPC Rating – D.

£220,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises:-

GROUND FLOOR

RECEPTION HALL

A welcoming hallway from where the staircase with spindle balustrade leads to the first floor. There is an understairs cupboard and recess and a central heating radiator.

LOUNGE

6.27m (20'7") x 3.35m (11'0")

An excellent size room featuring a brick fireplace with a substantial timber mantel, a woodburning stove and a tiled hearth. There are wall light points and glazed double doors open into the Dining/Sitting Room and the Kitchen. There is a central heating radiator.

DINING/SITTING ROOM

3.89m (12'9") x 3.05m (10'0")

A lovely room at the rear of the cottage with a brick feature wall, a central heating radiator and a glazed door opening to the garden. This room links in an open plan style to the Kitchen and the ceiling is beamed.

KITCHEN

5.44m (17'10") x 1.70m (5'7")

A galley style kitchen equipped with a range of light woodgrain finish wall and base cabinets with butchers block style worksurfaces incorporating a single drainer stainless steel 1.5 bowl sink unit. There is a wall mounted Ideal gas boiler plus space and provision for freestanding appliances. There is a central heating radiator.

REAR ENTRANCE LOBBY

With a central heating radiator.

CLOAKROOM

With a white W.C. and a handbasin.

FIRST FLOOR

LANDING

BEDROOM ONE

3.51m (11'6") x 3.10m (10'2")

A lovely bedroom at the front of the cottage with a useful walk-in storeroom/wardrobe measuring 6'0 x 5'0 leading off. There is a slimline wardrobe and a central heating radiator. In the Agents opinion there may be scope to create ensuite facilities in the walk-in store if required.

BEDROOM TWO

3.51m (11'6") x 3.05m (10'0")

With a central heating radiator.



RECEPTION HALL



LOUNGE



LOUNGE



DINING/SITTING ROOM

SHOWER ROOM

1.96m (6'5") x 1.68m (5'6")

Featuring a white suite comprising a pedestal washbasin, a W.C. and a quadrant shaped shower cubicle with a Mira Jump electric shower. There is a central heating radiator and a heated towel warmer and the walls are part panelled.

OUTSIDE

The cottage occupies lovely gardens which are set paved at the front for ease of maintenance and with a gated driveway leading to a useful Car Port at the rear. The gardens widen out behind the house and there are lawns, established shrubs and trees, two sheds and a greenhouse. A paved patio adjacent to the rear Dining/Sitting Room is perfect for al fresco dining and the boundaries are fenced and there is a gravelled garden area with rockery.

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 gas boiler located in the kitchen 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 B. 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

Greethams Lane leads off Church Lane which itself leads off the Western end of Clee Crescent. Local shopping facilities are within walking distance and regular buses serve the general area.



DINING/SITTING ROOM



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



SHOWER ROOM



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.

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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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