

# MARTIN MASLIN

121 ORION WAY  
LACEBY ACRES  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN34 5UG



An interesting "quarter house" property providing compact updated accommodation likely to appeal to single or first time purchasers, or possibly for investment buyers seeking somewhere to offer to the rental market. There is a fenced garden to the front and side of the house plus a vehicle parking space close by. Briefly comprising:- Entrance Lobby, Living Kitchen with grey shaker style units and space for freestanding appliances, downstairs Shower Room with white suite and upstairs double Bedroom with a mirrored wardrobe. The property has the benefit of gas central heating and uPVC framed double glazing to all but one window. Viewing recommended. EPC Rating – C.

£90,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

The accommodation comprises:-

## GROUND FLOOR

### ENTRANCE LOBBY

With an understairs storage area.

### LIVING KITCHEN

5.54m (18'2")max x 3.10m (10'2")max

A pleasant open plan room providing a kitchen area and space for relaxing. The kitchen area is equipped with a good range of pale grey shaker style wall and base cabinets with marbled worktops incorporating a dining bar and a single drainer stainless steel sink unit. There is a recess with extractor above designed to accommodate a cooker and there is also space for a freestanding fridge freezer and washing machine. The room features laminate flooring and a central heating radiator and a door opens to the staircase.

### SHOWER ROOM

1.93m (6'4") x 1.68m (5'6")

Featuring a white suite comprising a pedestal washbasin, a W.C. and a quadrant shaped clear shower enclosure with sliding doors and a chrome twin head mixer shower. There is a central heating radiator and a wall mounted Ideal gas combination boiler.

## FIRST FLOOR

### BEDROOM

4.04m (13'3") x 3.78m (12'5")

A good size bedroom with mirrored doors, a central heating radiator and a wooden framed roof window.

### OUTSIDE

The property features its own enclosed garden area and there is an external storage cupboard positioned adjacent to the front door. A single parking space is positioned close to the property. Please note the outside space has scope to create a lovely courtyard style garden if required.

### 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 Ideal gas boiler located in the Shower Room and the property has the benefit of uPVC framed double glazing (with the exception of the wooden framed roof window in the bedroom). 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.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN

## 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

Orion Way is located on Laceby Acres and the Morrisons superstore is within walking distance, Regular buses serve the general area and there are other shopping facilities available at Bradley Crossroads.



SHOWER ROOM



SHOWER ROOM



SHOWER ROOM



BEDROOM



BEDROOM



BEDROOM

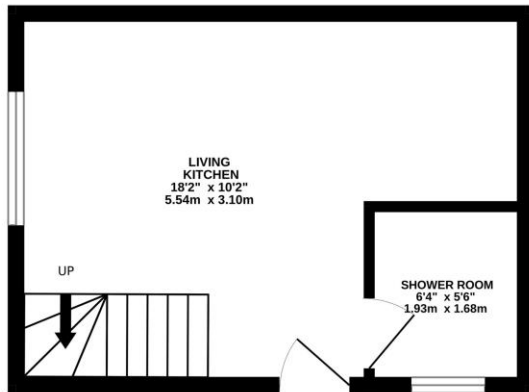


OUTSIDE



OUTSIDE

GROUND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



1ST FLOOR  
165 sq.ft. (15.4 sq.m.) approx.



TOTAL FLOOR AREA : 406 sq.ft. (37.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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