

MARTIN MASLIN

28 OLD CHAPEL LANE, 'WATERLOO TERRACE', LACEBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7BP



An old quaint End Terrace Cottage forming part of Waterloo Terrace, dating back from 1905 found at the bottom of Seedclose Lane close to the Local Village Legion. An ideal purchase for a first time buyer or investor, occupying an elevated position above the pavement standing within mature South Facing rear gardens. The property offers good sized accommodation although requires some cosmetic updating and benefits from a gas central heating system and uPVC double glazing. The accommodation briefly comprises; a front Sitting Room, central staircase to first floor, Dining Room, a shaker style Kitchen and a modern Shower Room with separate W.C. Upstairs the layout is flexible with two/three Bedrooms with the rear bedroom connecting to the third Bedroom/Dressing Room depending on a buyers requirements. A lovely old cottage waiting to be discovered, requiring some TLC and offered with NO FORWARD CHAIN. Viewing by appointment only.

EPC Rating - D

£110,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A composite rear door leads directly into the kitchen.

KITCHEN

3.68m (12'1") x 2.21m (7'3")

Fitted with a range of cream shaker style cabinets with solid butcher block work surfaces. Incorporating a deep Belfast pot sink with mixer taps and tile splashback. Built in appliances include a refrigerator and integrated slimline dishwasher. There is space for a free standing cooker with electric point and gas point and plumbing for an automatic washing machine. The kitchen has a ceramic tile floor with a useful built in storage cupboard and two uPVC double glazed windows.



KITCHEN

DINING ROOM

3.81m (12'6") x 3.23m (10'7")

Situated just off the kitchen a pleasant dining room with a feature cast iron fireplace, radiator, a walk in understairs storage cupboard. There is a further double glazed uPVC rear window.



KITCHEN

INNER HALL

With staircase to the first floor.

SITTING ROOM

3.81m (12'6") x 2.79m (9'2")

Cosy front sitting room with a tiled recess fireplace, radiator and a uPVC double glazed front window.



DINING ROOM

SHOWER ROOM

Located off the kitchen, a modern shower room with a double width walk in shower featuring a glass panel with aqualisa mixer shower. pedestal wash basin, radiator and a uPVC double glazed rear window, with W.C., towel rail and uPVC double glazed side window.

BEDROOM ONE

3.78m (12'5") x 3.17m (10'5")

A good size double bedroom with feature cast iron fireplace, radiator and a uPVC double glazed rear window. A door leads to Bedroom three.

BEDROOM TWO

3.84m (12'7") x 2.79m (9'2")

A reasonable sized bedroom with a walk in cupboard providing access to the loft space. This bedroom has a radiator and a uPVC double glazed front window.

BEDROOM THREE

3.68m (12'1") x 2.24m (7'4")

A door from Bedroom 1 leads to the dressing room / third bedroom with a cupboard housing the central heating boiler and a uPVC double glazed rear window.



SITTING ROOM

OUTSIDE

The property has a mature front garden with a brick and coping stone wall boundary raised above the pavement. A side path leads in turn to a pleasant south-facing rear garden with fencing to the perimeter.

GENERAL INFORMATION

Mains gas, water, electricity and drainage believed to be connected and broadband speed availability can be accessed via the Ofcom's checker website. Central heating comprises radiators, as detailed above connect to the Platinum Combi H E boiler located in the Dressing Room. The property has the benefit of uPVC framed double glazing and falls within the jurisdiction of the North East Lincolnshire Council. Council Tax Band A and the tenure is believed to be Freehold subject to Solicitor's verification.

VIEWING

Viewing strictly by appointments through the agents: 01472 311000. Walkthrough video with commentary can be seen on Rightmove and the Martin Maslin website.



SHOWER ROOM



BEDROOM ONE



BEDROOM TWO

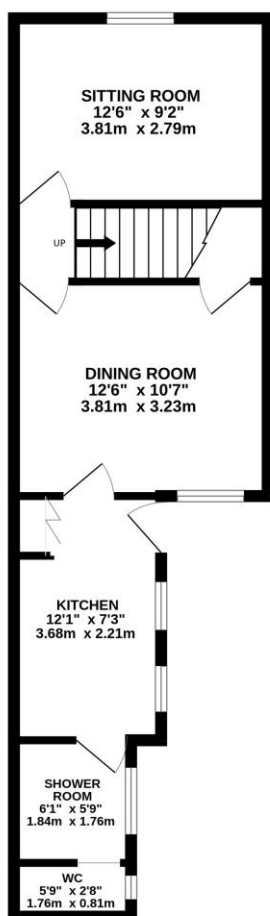


BEDROOM THREE



OUTSIDE

GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 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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M619 Printed by Ravensworth 0870 112 5306