

MARTIN MASLIN

17 SEEDCLOSE LANE
LACEBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7AE



Situated on Seed Close Lane, just off New Chapel Lane, this delightful semi detached cottage offers cosy accommodation with the benefit of gas central heating, uPVC framed double glazing and a security alarm system. Behind the property there is a wonderful garden including a lawn, established shrubs and plants, a pretty pond, a shed and green house. Those who love their outdoor space are bound to be impressed. Comprising: Sitting Room, Dining Room, Kitchen with pine units and built in appliances, useful Utility/Garden Room, downstairs Bathroom with a shower over the bath and two upstairs Bedrooms. There is a Garage and driveway parking for at least two vehicles. A beautiful village cottage full of charm and character. EPC Rating -D.

£148,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

ENTRANCE DIRECT TO:

SITTING ROOM

4.04m (13'3") x 3.28m (10'9")

A cosy front living room featuring a cast iron fireplace, a laminate finish floor, decorative framing to the chimney breast and a recessed cupboard. A door opens through to the Dining Room.

DINING ROOM

3.23m (10'7") x 1.78m (5'10")

Adjacent to the Kitchen and with a useful understairs storage cupboard and a central heating radiator.

KITCHEN

2.69m (8'10") x 1.93m (6'4")

Comprehensively equipped with a range of golden pine wall and base cabinets with speckled worksurfaces incorporating a single drainer white ceramic 1.5 bowl sink unit. Built in appliances comprise a Stoves gas oven and a Stoves 4 ring gas hob with extractor above. The walls are part tiled.

UTILITY/GARDEN ROOM

2.74m (9'0") x 2.59m (8'6")

A room offering flexible space and with a worktop, a central heating radiator, a beamed ceiling and a door opening to the garden.

INNER HALLWAY

With the staircase leading to the first floor and a door opening to the Bathroom.

BATHROOM

3.40m (11'2") x 1.68m (5'6")

Featuring a white suite comprising a panel bath with a Triton electric shower above, a pedestal wash basin and a w.c. There is a folding shower screen, the walls are part panelled and part tiled and there is a central heating radiator.

BEDROOM ONE

4.09m (13'5") x 3.35m (11'0")

A good sized double bedroom at the front of the house with storage shelving and a cupboard housing the Zanussi gas boiler. There is a central heating radiator.

BEDROOM TWO

3.23m (10'7") x 1.75m (5'9")

With a central heating radiator.

OUTSIDE

The cottage occupies a plot around 150'0 in total depth and the rear garden is an enthusiasts delight with grass, flower beds, shrubs, gravelled sitting areas and a delightful pond with a small fountain. Within the rear garden there is a shed and a greenhouse.



SITTING ROOM



SITTING ROOM



DINING ROOM



KITCHEN

GARAGE

A single garage with a driveway providing space for two/three vehicles.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Zanussi gas boiler in the main bedroom and the property has the benefit of uPVC framed double glazing and a security alarm. 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 with commentary can be seen on Rightmove and our Martin Maslin website.

LOCATION AND AMENITIES

The property is located within walking distance of village shops and the primary school. Morrisons Superstore is just a few minutes drive away.



KITCHEN



UTILITY/GARDEN ROOM



UTILITY/GARDEN ROOM



BATHROOM



BATHROOM



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



OUTSIDE



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.



24129



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk