

# MARTIN MASLIN

81 FOREST WAY  
HUMBERSTON  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4BX



Found in this sought after location within the Humberston catchment forming part of Forest Way, this truly superb semi detached house boasting a long private driveway and brick garage. Constructed in 2016 by renowned builder John Collis this well designed home is ideal for young professionals or a growing family offering a blend of space, comfort and modern amenities. The property benefits from underfloor heating to the ground floor and radiators to the first floor. The smart accommodation includes an Entrance Hall with staircase and Cloakroom, rear Lounge with patio doors onto the garden and a modern Kitchen displaying high gloss cabinets and a range of built-in Neff appliances. Upstairs there are three good size Bedrooms (the main with fitted wardrobes) and a tiled Bathroom with a white suite. Outside the rear garden is ideal for entertaining with composite decking with a raised panel border, a patio and lawn and fencing to the perimeter. EPC Rating - B.

£214,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

A canopied front entrance porch with a composite door leads into the Hallway.

### ENTRANCE HALL

4.65m (15'3") x 2.06m (6'9")

A lovely welcoming hallway from where the balustrade and spindle staircase rises to the first floor. It features a uPVC double glazed side window and a smart wood effect tile floor.

### CLOAKROOM

A modern cloakroom with a white suite comprising W.C. and a slimline vanity handbasin with a pillar style tap and extractor fan.

### LOUNGE

5.00m (16'5") x 3.35m (11'0")

A lovely room overlooking the rear garden featuring a laminate floor, a uPVC double glazed rear window and french double glazed doors giving views and access onto the rear patio.

### KITCHEN

4.39m (14'5") x 2.79m (9'2")

A modern kitchen fitted with a range of white high gloss wall and base cabinets with chrome handles and deckwash worktops. Incorporating a 1.5 bowl sink with mixer taps and matching upstands, underlighting to the units and a uPVC double glazed front window. Built-in Neff appliances include an induction hob with overhead extractor fan and light, single electric fan-assisted oven and grill, an integrated fridge freezer, built-in dishwasher and plumbing for an automatic washing machine. There is a wood effect tile floor with space for a small dining table and chairs.

### FIRST FLOOR LANDING

2.59m (8'6") x 2.44m (8'0")

With a spelled balustrade and a uPVC double glazed side window.

### BEDROOM ONE

3.78m (12'5") x 2.87m (9'5")

With a built-in wardrobe in a light oak finish. It has a radiator and a uPVC double glazed front window.

### BEDROOM TWO

3.35m (11'0") x 2.44m (8'0")

With a radiator and a uPVC double glazed rear window.

### BEDROOM THREE

2.62m (8'7") x 2.44m (8'0")

With a radiator and a uPVC double glazed rear window.



ENTRANCE HALL



LOUNGE



LOUNGE



LOUNGE

## BATHROOM

2.44m (8'0") x 1.98m (6'6") inc. cupboard

A smart bathroom which is part tiled with a white suite comprising vanity unit with offset sink and pillar taps, W.C. and a 'P' shaped bath with thermostatic shower and curved glass screen. It has a chrome heated towel rail, a ceramic tile floor and a useful built-in storage cupboard. There is ceiling lighting and a uPVC double glazed front window.

## GARAGE

5.54m (18'2") x 2.84m (9'4")

An attached brick garage with power and light, up and over front door and courtesy side door.

## OUTSIDE

To the front there is a small open plan lawned garden and generous sett paved driveway to the side provides valuable off road parking for 2-3 cars leading in turn to the garage. In the Agents opinion the rear garden forms one of the main attractions, well designed with a paved patio, raised feature border and composite decking provides an ideal sun trap in one corner. The gardens are well screened by modern fencing with a side gate leading onto the driveway.

## 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 underfloor heating and radiators as detailed above connected to the gas boiler 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 B. The tenure is Freehold - subject to Solicitors verification. There is an NHBC warranty with two years remaining.

## 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.



KITCHEN



KITCHEN



KITCHEN



BEDROOM ONE



FIRST FLOOR LANDING



BEDROOM ONE



BATHROOM



BEDROOM TWO



OUTSIDE



BEDROOM THREE



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.



24134



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