

MARTIN MASLIN

28 RIBY ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8ER



Occupying a sought after village position a most appealing chalet style detached family home set back from the roadside approached by an attractive sweeping block paved driveway. The accommodation offers a flexible lay out with 2/3 bedrooms one currently used as a dining room. Comprising an enclosed entrance porch serving a good sized hallway with staircase a spacious dual aspect front lounge, dining room and a smart shaker style kitchen in a light oak finish hosted by a full range of appliances. Upstairs there is a landing serving two good sized bedrooms and a bathroom with white suite. The house stands on a good sized plot with a deep front lawned garden and driveway leading through to the detached brick garage. The rear garden features an attractive patio and lawn, a lovely home ideal for a young family found in a highly regarded village. EPC rating - D.

£190,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

A UPVC double glazed side entrance door with matching panel gives access into the enclosed Entrance Porch.

ENCLOSED PORCH

There are two double glazed uPVC doors, one giving access to the Hallway and the other to the Kitchen.

ENTRANCE HALL

4.57m (15'0") x 1.83m (6'0")

A welcoming Hallway where the return staircase leads to the first floor. It has a radiator and a useful storage cupboard with further door to the understairs storage.



ENTRANCE HALL

LOUNGE

5.66m (18'7") x 3.48m (11'5")

A lovely room spanning the width of the property featuring a wide uPVC bay window overlooking the front garden. Attractively presented with polished fire surround and gas fire, radiator and further uPVC double glazed side window.



LOUNGE

DINING ROOM/THIRD BEDROOM

3.35m (11'0") x 2.77m (9'1")

A pleasant room overlooking the rear garden. Well presented with a radiator and a uPVC double glazed window.



DINING ROOM/THIRD BEDROOM

KITCHEN

A modern shaker style kitchen in a light oak finish with contrasting work surfaces incorporating a sink with mixer taps and tiled splashback. there is underlighting to the units with a concealed gas central heating boiler. Built in appliances include a ceramic hob with overhead extractor fan, an eye level double oven and grill, split fridge and freezer, an integrated washing machine and built in dishwasher. The kitchen has a smart grey ceramic tile floor with a radiator, recessed ceiling spotlights and a uPVC double glazed window overlooking the garden.

LANDING

With uPVC double glazed side window.

FIRST FLOOR

With access to the loft space.

BEDROOM ONE

3.48m (11'5") x 3.05m (10'0")

A good sized double bedroom with built in storage, radiator and a uPVC double glazed window overlooking the front garden and driveway.

BEDROOM TWO

3.35m (11'0") x 3.05m (10'0")

Another good sized double bedroom with a radiator, access to loft space and a uPVC double glazed rear window.



KITCHEN

BATHROOM

2.39m (7'10") x 1.78m (5'10")

A fully tiled bathroom with white scalloped suite comprising W.C, wash basin and panelled bath with further electric shower unit and folding screen. There is a heated towel warmer and a uPVC double glazed side window.

GARAGE

5.82m (19'1") x 2.64m (8'8")

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

OUTSIDE

The property is set well back from the road approached via a sweeping and attractive block paved driveway leading through a gate in turn to the garage. The front garden is mainly lawned with a neat hedged boundary, plants and shrubs and fencing to the perimeter. The rear garden is attractively designed for ease of low maintenance featuring a sett patio, with a neat lawn, fencing and hedging to the perimeters.

GENERAL INFORMATION

Mains, Gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website . Central heating comprises radiators detailed above connected to the Ideal Logic Heat H15 central heating boiler located in the kitchen cupboard installed in 2019. The property has the benefit of uPVC framed double glazing and falls within the jurisdiction of the west Lindsey district council. Council Tax Band - C. The property tenure is freehold subject to solicitors verification.

VIEWING

Viewing is strictly by appointment through the agents on Grimsby 311000. A video walkthrough tour with commentary can be see on Rightmove and the Martin Maslin Website.



KITCHEN



BEDROOM ONE



BEDROOM TWO



BATHROOM



GARAGE



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.



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