

MARTIN MASLIN

9 COWSLIP COURT
HEALING
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7JP



A SUPERB DETACHED HOUSE OFFERING BEAUTIFULLY PRESENTED
FAMILY ACCOMMODATION SET WITHIN STUNNING GARDENS DESIGNED
WITH HOME-BASED LEISURE IN MIND.

£367,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Located on Cowslip Court, a lovely cul-de-sac which leads off Wisteria Drive, this excellent detached house provides beautifully presented accommodation sure to meet the needs of a family purchaser. A premium feature of the property is the stunning rear garden with its Garden Room/Cabin providing extra flexible living space and a hot tub pavilion with quality five person hot tub all included in the sale.

The property has the benefit of gas central heating, uPVC framed double glazing and a security alarm system and principal features include the welcoming Reception Hall from where the spindle balustrade staircase leads to the first floor, a handy Cloakroom and the impressive, larger than average Lounge with a cream marble fireplace and glazed double doors opening to the garden. There is a separate Dining Room and the Kitchen is comprehensively equipped with a range of beech finish units and built-in appliances. A useful Utility Rooms adjoins the Kitchen.

Upstairs there are four good size Bedrooms with the Master Bedroom benefitting from its own ensuite Shower Room. The Family Bathroom features a white suite with a shaped shower bath and a twin head mixer shower above.

The attached Double Garage is a real asset either for vehicles or general storage and there is driveway parking too. The presentation of the rear garden is a treat to see with its central lawned area, well stocked shrub borders, the raised decking terrace with adjoining hot tub pavilion, a useful shed and the excellent Garden Room/Cabin. The current owners use the Cabin as an additional external Lounge as it is plastered, insulated and carpeted but it could be equally suitable for a number of alternative uses.

The village of Healing provides local shopping facilities, well regarded schools and the Healing Manor Hotel with its restaurant and bars. The village railway station provides easy access eastwards to Grimsby and Cleethorpes and westwards towards Doncaster, Manchester and beyond!

All in all No. 9 Cowslip Court is a wonderful lifestyle home and viewing is highly recommended.



Accommodation

The accommodation comprises:

GROUND FLOOR

RECEPTION HALL

A welcoming hallway from where the spindle balustrade staircase leads to the first floor. There is a useful understairs storage cupboard, a wooden floor and a central heating radiator with a decorative cover.

CLOAKROOM

With a white suite comprising a W.C. and a pedestal handbasin. There is a heated towel warmer.

LOUNGE

5.79m (19'0") x 4.22m (13'10")

A lovely well proportioned room featuring a cream marble fireplace with a living flame gas fire. French doors lead out onto the garden and there is a central heating radiator and a dado rail.

DINING ROOM

3.56m (11'8") x 3.20m (10'6")

Ideal as a formal dining room or equally suitable for alternative uses. There is a central heating radiator and the window looks out across the rear garden.

KITCHEN

3.45m (11'4") x 3.25m (10'8")

Comprehensively equipped with a range of beech finish wall and base cabinets with black speckled worktops incorporating a contemporary single drainer stainless steel sink unit. Built-in appliances comprise a Bosch electric oven, an Indesit 5 ring gas hob with extractor above, a fridge and a Whirlpool dishwasher. The walls feature brick laid white tiles behind the worktops and there is a central heating radiator with a decorative cover. The floor is tiled and windows to the front and side provide natural light.

UTILITY ROOM

2.24m (7'4") x 1.45m (4'9")

With a door leading outside, a central heating radiator and space and provision for freestanding appliances.

FIRST FLOOR

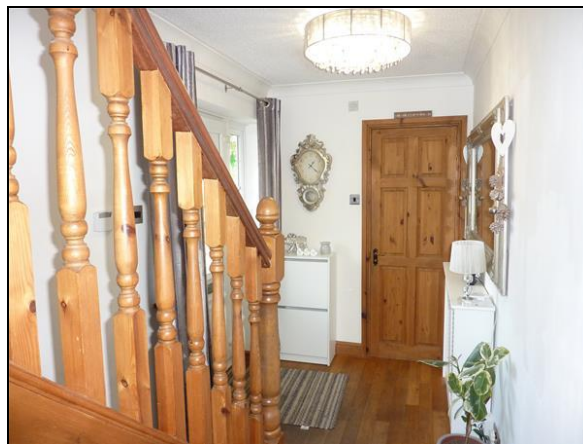
LANDING

With a shelved cupboard.

MASTER BEDROOM

3.25m (10'8") x 4.95m (16'3") max.

A lovely bedroom at the rear of the house with a door opening to the ensuite Shower Room and a central heating radiator with a decorative cover.



RECEPTION HALL



LOUNGE



LOUNGE



LOUNGE

ENSUITE SHOWER ROOM

2.44m (8'0") max x 1.78m (5'10")

With a white suite comprising a pedestal washbasin, a W.C. and a shower enclosure with a clear door and a fixed head drencher style mixer shower. There is a chrome heated towel warmer.

BEDROOM TWO

3.28m (10'9") x 3.23m (10'7")

A pleasant double bedroom with a central heating radiator.

BEDROOM THREE

3.45m (11'4") x 3.00m (9'10")

With a central heating radiator.

BEDROOM FOUR

3.17m (10'5") x 2.13m (7'0")

Currently used as an office/study and with a laminate finish floor and a central heating radiator.

FAMILY BATHROOM

2.06m (6'9") x 1.70m (5'7")

Fully tiled and with a white suite comprising a shaped shower bath, a rectangular basin set on drawers and a W.C. There is a chrome twin head mixer shower above the bath and a curved shower screen. Heated towel warmer.

OUTSIDE

DOUBLE GARAGE

5.08m (16'8") x 5.03m (16'6")

With a roller door to the front, a single door opening to the rear and electric light and power.

GARDEN ROOM/CABIN

4.62m (15'2") x 2.62m (8'7")

A superb timber building fully plastered and insulated internally to provide extra living space to enjoy in number of ways depending upon a purchaser's needs. Currently presented as an elegant Lounge the building could be used as a "work from home" office or for hobby purposes.

OUTSIDE

The house stands within lovely gardens with a double width block paved driveway at the front providing space for vehicle parking in addition to the garage whilst the rear garden is absolutely stunning and must be seen. In addition to the Garden Room/Cabin there is a raised decking area, a hot tub pavilion with a 5 person hot tub (included in the asking price) and a further storage shed. The central area of the rear garden is lawned and there are well stocked shrub and flower borders.



DINING ROOM



KITCHEN



KITCHEN



MASTER BEDROOM

GENERAL INFORMATION

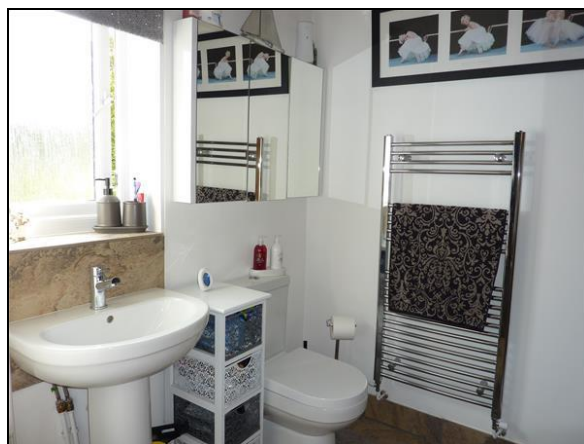
Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the gas boiler and the property has the benefit of uPVC framed double glazing and a security alarm. It falls within the jurisdiction of North East Lincolnshire Council and is currently in Council Tax Band E. The tenure is Freehold subject to Solicitors verification.

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.



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



BATHROOM



GARDEN ROOM/CABIN



GARDEN ROOM/CABIN



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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