

MARTIN MASLIN

2A CHARLES AVENUE
LACEBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7EY



Upgraded, modernised and enhanced during the last five years to a superb standard, this impressive detached house provides flexible accommodation which really must be seen to be fully appreciated. In pristine, ready-to-move-in condition it really is perfect for buyers seeking a home with absolutely nothing to do! Comprising: a Reception Hall with glass balustrade staircase, 22'0 through Lounge with cream granite firesurround, Breakfast Kitchen with cream shaker style units and quality, appliances, Study/Dining Room (or optional third bedroom), ground floor Bathroom with stunning white suite, two upstairs double Bedrooms and upstairs Shower Room with quadrant shaped shower enclosure. The lawned gardens include a Garage, an enclosed side driveway and plenty of parking at the front. A wonderful home with options to occupy as a house or a bungalow depending on individual needs.

£285,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises.

RECEPTION HALL

Accessed from the front through double doors and from where the glass balustrade staircase leads to the first floor. The floor is tiled and there is a useful understairs storage cupboard and a central heating radiator.

LOUNGE

6.71m (22'0") x 3.96m (13'0")

A wonderful through room with windows at each end and featuring a superb cream granite firesurround with an electric flicker flame fire. Glazed double doors open to the rear garden and there are two central heating radiators.

STUDY/BEDROOM THREE

3.15m (10'4") x 2.90m (9'6")

A room offering flexible space as a home office/ dining room or bedroom. There is a central heating radiator.

BREAKFAST KITCHEN

3.43m (11'3") x 3.28m (10'9")

Equipped to an excellent standard with a range of cream shaker style wall and base cabinets with oak finish butchers block style worksurfaces incorporating a single drainer stainless steel sink unit. Appliances include a Montpellier range cooker with five ring gas hob and extractor above, a Lamona microwave, an automatic washing machine, a dishwasher and a fridge freezer. A door opens to the driveway and there is a breakfast bar, a central heating radiator and a cupboard housing the Ideal gas boiler.

BATHROOM

1.75m (5'9") x 1.60m (5'3")

Beautifully tiled and featuring a white suite comprising a semi-freestanding, roll edge bath on chrome 'ball and claw' feet, a semi recessed wash basin and a W.C. There is a twin head chrome mixer shower above the bath, a clear side screen and a heated towel warmer. The floor is tiled.

BEDROOM ONE

3.91m (12'10") x 3.86m (12'8")

With twin windows for plenty of natural light, a central heating radiator and eaves storage space.

BEDROOM TWO

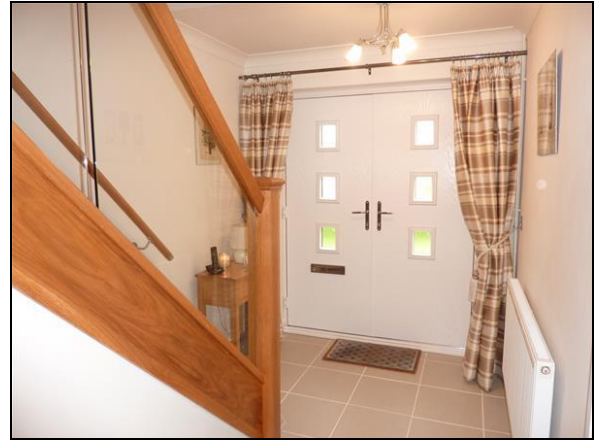
4.04m (13'3") x 2.25m (7'4")

A pleasant room suitable for a single or double bed and with a central heating radiator.

SHOWER ROOM

2.90m (9'6") x 1.52m (5'0")

An excellent shower room with a white suite comprising a concealed cistern W.C., a wide washbasin and a clear quadrant shower enclosure with a chrome mixer shower. The walls are part tiled and there is an anthracite grey heated towel warmer.



RECEPTION HALL



RECEPTION HALL



LOUNGE



LOUNGE

GARAGE

4.88m (16'0") x 2.44m (8'0")

A sectional concrete garage with an up and over door.

OUTSIDE

The house stands within rectangular shaped gardens with the front garden featuring a sizeable brick edge concrete driveway, a lawn and shrub border. Double gates enclose the inner driveway which is ideal for secure parking. The rear garden is lawned with shrub borders, a paved and gravelled pathway and fenced boundaries.

GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcom checker website. Central heating comprises radiators as detailed above connected to the Ideal gas boiler located in the Breakfast Kitchen 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 - C. The tenure is Freehold subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000 A walkthrough video with commentary can be seen on Rightmove and our Martin Maslin website.

LOCATION AND AMENITIES

The property is located at the Caistor Road end of Charles Avenue within walking distance of the village centre with its facilities including the recently opened Co-Op store. Regular buses serve the area.



STUDY/BEDROOM THREE



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BATHROOM



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



GARAGE



GARDEN



GARDEN

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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