

# MARTIN MASLIN

7A CHURCH LANE  
KEELBY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN41 8ED



Situated on Church Lane in the heart of this sought-after village, tucked behind St. Bartholomew's Church amongst some of Keelby's oldest homes, this impressive, detached house was built in 1976 and provides comfortable accommodation. Benefitting from a newly installed Combination Boiler (2022), and with gas central heating, uPVC framed double glazing and a security alarm system. Recent improvements to the property include a superb modern log burning stove with matching slate backplate in the Lounge and a newly installed Bathroom with a white suite. The well planned accommodation briefly comprises: - Reception Hall, good size Lounge with dual aspect views, Dining Room, spacious Dining Kitchen with cherry units, Lobby/Utility Room, Cloakroom, Landing, three double Bedrooms and a well proportioned modern Bathroom with white suite including a separate shower cubicle. The house stands within good size mature gardens which are well designed and enjoy a good degree of privacy and. There is a integral Garage and plenty of block paved driveway parking. Viewing recommended – Caistor Grammar catchment.

EPC Rating - C.

£310,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accomodation comprises: -

## GROUND FLOOR

### RECEPTION HALL

A welcoming central entrance hall from where the staircase with ranch style balustrade leads to the first floor. There is a useful understairs storage cupboard and a central heating radiator.

### LOUNGE

5.18m (17'0") x 3.61m (11'10")

A lovely room featuring a modern log burning stove set on a slate backplate with matching hearth. It has a radiator and dual aspect views to the front and side aspects.

### DINING ROOM

4.27m (14'0") x 2.67m (8'9")

With a window look out to the front of the house and with a central heating radiator. There is ample space for a good size dining table.

### DINING KITCHEN

5.28m (17'4") x 3.96m (13'0")

A generously proportioned room equipped with a comprehensive range of cherry finish wall and base cabinets with speckled worktops incorporating a white composite sink unit. There is a Tricity Bendix 2-ring gas hob adjacent to the cooker recess and there is ample space for further freestanding appliances. A wide window looks out across the rear garden and a door opens to the attached garage whilst a further composite rear door opens onto the garden. There is a central heating radiator.

### INNER LOBBY/UTILITY ROOM

A flexible space with plumbing for a washing machine, a tall window overlooking the garden and a central heating radiator.

### CLOAKROOM

With a white suite comprising a w.c. and a small handbasin. There is a central heating radiator.

## FIRST FLOOR

### LANDING

With a useful storage cupboard with double doors and an airing cupboard housing the Ideal combination gas central heating boiler, installed in 2022 (with a 5 year warranty).

### BEDROOM ONE

4.27m (14'0") x 3.66m (12'0")

With a central heating radiator, a white window to the front and plenty of room for freestanding furniture.

### BEDROOM TWO

4.06m (13'4") x 3.40m (11'2")

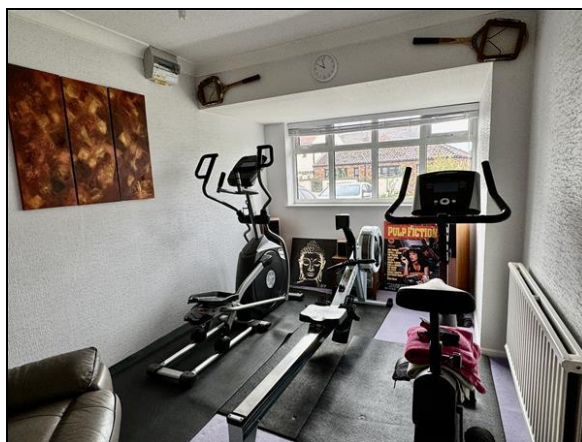
With a central heating radiator.



RECEPTION HALL



LOUNGE



DINING ROOM



DINING KITCHEN



### BEDROOM THREE

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

Featuring wardrobes with louvred doors and a central heating radiator.

### BATHROOM

2.74m (9'0") x 2.34m (7'8")

A fully tiled and recently upgraded bathroom featuring a white suite comprising a double ended bath, pedestal washbasin, W.C. and a large modern glass and chrome shower cubicle fitted with a Trevi mixer unit. There is a shaver point, a powder coated towel warmer and a double glazed rear window.

### OUTSIDE

The house stands within excellent size gardens which are rectangular in shape. To the front a block paved driveway leads to the garage and provides space for parking additional vehicles. the gardens are mainly lawned with well stocked flower and shrub borders whilst within the rear garden there are also vegetable beds and a greenhouse. The garden enjoys a good degree of privacy courtesy of high hedges and newly updated fencing. We are informed that there is a right of way over the road linking Church Lane to the property.

### GARAGE

2.62m (8'7") x 7.54m (24'9")

An attached garage with an 'up and over' front door, a rear door and a door linking directly to the Dining Kitchen. The garage benefits from electric lighting and power and newly installed electric strip lighting.

### GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected. Central heating comprises radiators as detailed above connected to the Ideal combination gas central heating boiler (installed in 2022 - with a 5 year warranty) located in the airing cupboard on the Landing. The property has the benefit of uPVC framed double glazing. A security alarm system is installed. The property falls within Council Tax Band - B. The property is Freehold subject to Solicitors verification.

### VIEWING

By appointment through the agents on Grimsby 311000. A walkthrough video tour can be seen on Rightmove and the Martin Maslin website.

### LOCATION AND AMENITIES

The property is located on Church Lane, a private road in the heart of the village. Keelby provides an excellent range of local facilities, two Public Houses, a primary school and a newly opened Co-op store.



DINING KITCHEN



DINING KITCHEN



LANDING



BEDROOM ONE





BEDROOM TWO



BEDROOM THREE



BATHROOM



BATHROOM



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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