

# MARTIN MASLIN

14 AUGUSTA OAKS  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN34 4UG



A SUPERB DETACHED HOUSE LOCATED ON A DELIGHTFUL CUL-DE-SAC JUST OFF AUGUSTA STREET AND PROVIDING BEAUTIFULLY PRESENTED ACCOMMODATION OF IMPECCABLE QUALITY.

£345,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Situated on August Oaks, a tree-lined cul-de-sac just off Augusta Street, this is a wonderful detached house originally built in 1994 and enhanced in more recent years on a no expense spared basis. The quality of the property and its landscaped gardens is immense and viewing is highly recommended.

Principal features of the accommodation include the welcoming Reception Hall from where the spindle balustrade staircase leads to the first floor, the delightful Cloakroom and the impressive through Lounge/Diner with a contemporary style oak firesurround and glazed double doors opening to the Sun Room. The Sun Room itself benefits from underfloor heating and air conditioning making it ideal for year round enjoyment. The Breakfast Kitchen is stylishly equipped with a comprehensive range of stone grey gloss units, black granite worksurfaces and a host of built-in appliances. The Utility Room features similar units to the Breakfast Kitchen and a door links to the integral garage.

At the first floor level there is a spacious central Landing plus three double Bedrooms including the impressive Master Bedroom with a lovely range of grey wardrobes and its own ensuite Shower Room. The Shower Room is fully tiled with a large rectangular shower cubicle, a basin and W.C. The fully tiled Family Bathroom is particularly spacious with a bath, W.C, basin and a quadrant shaped shower enclosure.

The property benefits from gas central heating, uPVC framed double glazing and a security alarm. It stands within professional standard landscaped gardens including paved sitting areas, artificial grass (for ease of maintenance) trees and shrubs, a sectional concrete workshop and store and an integral Garage with block paved driveway. The exterior space enjoys flexibility and really is rather special.

Grimsby Town Centre is just a few minutes away and regular buses serve the general area.

All in all, 14 Augusta Oaks is a stunning home just awaiting the right buyer - please contact the Agents to arrange a viewing.





# Accommodation

The accommodation comprises;

## GROUND FLOOR

### RECEPTION HALL

A welcoming reception area from where the spindle balustrade staircase leads to the first floor. There is a useful understairs cupboard, a central heating radiator and a dado rail.

### CLOAKROOM

Half tiled and with a white suite comprising a W.C. and a contemporary style handbasin. Central heating radiator.

### LOUNGE/DINER

**7.70m (25'3") x 3.78m (12'5") MAX**

An excellent through room providing space to dine and relax and featuring a stylish oak firesurround with a living flame gas fire. There are two central heating radiators and wall light points and glazed double doors open to the Sun Room.

### SUN ROOM

**3.86m (12'8") x 3.43m (11'3")**

Enjoying lovely views of the garden and with underfloor heating, an electric panel radiator and an air-conditioning unit. The windows incorporate integral blinds and glazed double doors open to the garden.

### BREAKFAST KITCHEN

**4.98m (16'4") x 3.73m (12'3")**

Comprehensively equipped with a lovely range of gloss stone finish wall and base cabinets with black granite worksurfaces incorporating an inset sink. There is an island unit with breakfast bar overhang and built-in appliances comprise a Bosch double oven, a Lamona microwave oven, a De Dietrich 5 ring gas hob with curved glass extractor canopy above, a fridge freezer and a dishwasher. The patio style doors open to the garden and there is a tiled floor and a plinth heater. A door opens to the Utility Room.

### UTILITY ROOM

**2.36m (7'9") x 2.29m (7'6")**

With a range of units matching those in the Breakfast Kitchen, black granite worksurfaces, provision and space for appliances and a door opening to the garage. Another door opens to the side pathway.

## FIRST FLOOR

### LANDING

A spacious central landing with an eaves storage cupboard, a full height shelved cupboard, a central heating radiator and wall light points.

### MASTER BEDROOM

**3.78m (12'5") x 3.53m (11'7")**

A lovely bedroom featuring a range of grey wardrobes and drawers and a central heating radiator. A door opens to the ensuite Shower Room.



RECEPTION HALL



RECEPTION HALL



LOUNGE/DINER



LOUNGE/DINER

### EN-SUITE SHOWER ROOM

2.74m (9'0") x 2.62m (8'7")

Fully tiled and beautifully appointed with a white suite comprising a concealed cistern W.C, a semi recessed washbasin and a larger than average rectangular shower enclosure with an Aqualisa chrome mixer shower. There is a tall chrome heated towel warmer, a Velux window and a range of white built in cabinets with a lighting canopy above the basin.

### BEDROOM TWO

3.05m (10'0") x 3.20m (10'6")

A pleasant double bedroom with a range of cream wardrobes and a central heating radiator.

### BEDROOM THREE

3.66m (12'0") MAX x 2.67m (8'9")

Currently used as an office and with a part sloping ceiling, an eaves storage cupboard and a central heating radiator.

### FAMILY BATHROOM

4.01m (13'2") x 1.88m (6'2")

An excellent size fully tiled bathroom featuring a white suite comprising a bath, a concealed cistern W.C, a semi recessed washbasin and a good sized quadrant shaped shower enclosure with an Aqualisa chrome mixer shower. There is a heated towel warmer plus white storage cabinets.

### GARAGE

5.18m (17'0") x 2.64m (8'8")

An integral garage with an electric roller door, an internal door linking to the Utility Room and a wall mounted Vaillant gas boiler.

### OUTSIDE

The house occupies rectangular shaped gardens with an area of grass at the front and a block paved driveway providing an additional car parking space in front of the garage. The main garden area is positioned to the side of the house and is superbly landscaped with pathways, paved sitting areas, a circular bed with slate chippings and artificial lawn. Established trees provide a lovely backdrop to the garden and there is also an insulated sectional concrete shed/workshop with underfloor heating and an adjoining store. Mature shrubs and plants enhance the garden and provide privacy too.

### GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Vaillant gas boiler in the garage and the property has the benefit of uPVC framed double glazing and a security alarm system. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band - E. 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.



LOUNGE/DINER



SUN ROOM



BREAKFAST KITCHEN



BREAKFAST KITCHEN





EN-SUITE SHOWER ROOM



BREAKFAST KITCHEN



EN-SUITE SHOWER ROOM



LANDING



BEDROOM TWO



MASTER BEDROOM



BEDROOM TWO



MASTER BEDROOM



BEDROOM THREE



OUTSIDE



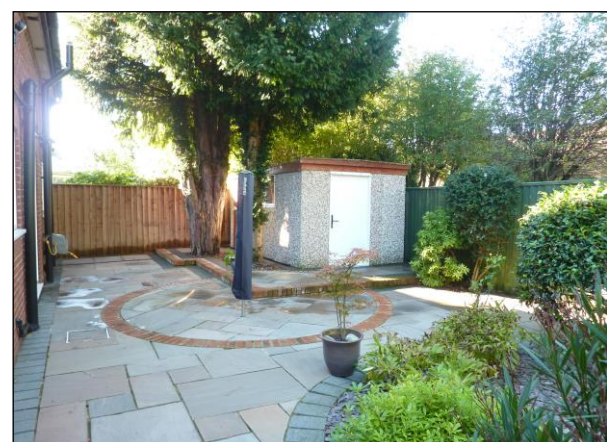
FAMILY BATHROOM



OUTSIDE



FAMILY BATHROOM



OUTSIDE

24151

**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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