

MARTIN MASLIN

9 ALLESTREE DRIVE
SCARTH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3DX



NESTLED IN THIS CHARMING VILLAGE LOCATION OVERLOOKING A GREEN, A SUPERB DETACHED FAMILY HOME SET WITHIN 0.15 OF AN ACRE INCLUDING 2/3 RECEPTION ROOMS, A FABULOUS 35'0" KITCHEN, DINING AREA, SUN LOUNGE AND 4/5 BEDROOMS.

£340,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Found in this charming area of Scartho overlooking a lovely green this modernised detached home offers the best of comfort and style for the growing family. The property has been significantly redesigned over the years offering great flexibility with 4/5 Bedrooms, 2/3 Reception Rooms and a 35'0" open plan combined Kitchen, Dining Area and Sun Lounge. Further updating includes new flooring, glazed internal doors, some uPVC double glazing and an updated gas central heating boiler.

Unbeknown to many, no.9 enjoys an excellent large landscaped garden approaching 0.15 of an acre complete with delightful patio areas ideal for peaceful al-fresco dining. A large canopied porch with a double glazed door opens into the Entrance Hall with a Cloakroom and W.C and where the staircase leads to the first floor. Glazed double doors from the hall open into a pleasant Lounge with its central fireplace, full height windows and patio doors overlooking the garden. Just off the lounge is a flexible Office/Bedroom 5 ideal for remote working or an extra ground floor bedroom. Meanwhile further double doors open from the lounge into an expansive Kitchen, Dining Area and Sun Lounge forming the heart of this wonderful home. The Kitchen features a range of shaker style cabinets in a light maple finish complete with centre island bar which doubles as a casual dining spot or gathering place for friends and family. Meanwhile, the Dining Area flows seamlessly through into the stunning open plan Sun Lounge with its high vaulted ceiling and signature feature window, this space is bathed in natural light and offers captivating views of the garden and beyond. In addition there is a spacious Utility Room with room to rival a kitchen and offers excellent storage and functionality.

At the first floor level there is a good sized Landing serving 3/4 Bedrooms, 1 with a connected door. This would provide the new buyer the opportunity to design and create an ensuite or dressing room if required. Finally, completing the accommodation is a large Shower Room with a modern white suite and a large quadrant style cubicle. An attached Garage with power and light and an up and over door is situated to the front of the property.

The property stands within large extensive gardens approaching 0.15 of an acre. The front garden is nicely screened by a mature hedge with a shaped raised lawn, block paving and raised planter borders. A side gate leads into a wonderful sized rear garden with a west facing aspect perfect for enjoying the evening sunshine. Featuring a generous patio spanning the width of the property in an attractive block edge pattern with generous lawned garden and fencing to the perimeters.

A lovely, desirable family home found in this unrivaled location waiting to be discovered. Viewing is highly recommended. EPC rating – coming soon.



Accommodation

A large canopied entrance porch with an exterior light and a half mooned tile step leads into the Hallway.

HALLWAY

Accessed via a large uPVC double glazed front door with matching side panels, a lovely hallway where the return staircase leads to the first floor. It has coving to the ceiling and a radiator.

CLOAKROOM

A modern and fully tiled cloakroom featuring a white suite comprising W.C, a built in vanity unit with cupboard beneath, a radiator and a uPVC double glazed side window.

LOUNGE

4.70m (15'5") x 3.78m (12'5")

Accessed via glazed double doors from the hallway, a comfortable and relaxing room with a full height window and further sliding patio door giving views and access onto the rear garden. Tastefully decorated with an accent adorned wall featuring a modern white fire surround with a polished granite inlay housing a gas fire. It has coving to the ceiling and a radiator. A door from the lounge leads into the Office/occasional Bedroom.

OFFICE/OCCASIONAL BEDROOM

5.11m (16'9") x 2.13m (7'0")

A large and well hidden room with a built in storage cupboard, a radiator and a uPVC double glazed window overlooking the rear garden.

KITCHEN/DINING AREA/SUNROOM

5.89m (19'4") x 4.19m (13'9")

A lovely open space for entertaining, featuring a smart shaker style kitchen in a maple finish with matching centre island. Contrasting work surfaces incorporate a large ceramic sink with mixer taps and matching upstands. Built in appliances include a ceramic hob with single electric oven beneath, plumbing for a dishwasher and space for a tall fridge freezer. The kitchen and dining area enjoys dual aspect uPVC windows with a radiator, double doors into the Lounge and a further glazed door to the utility room. A smart light oak laminate floor flows through into the sun lounge.

SUN LOUNGE

4.52m (14'10") x 3.81m (12'6")

Forming the heart of this wonderful home a fantastic sun lounge with its high vaulted ceiling and apex roof line windows overlooking the garden. There are plenty of extra windows to the side allowing natural light and French double glazed doors giving views and access onto the side patio.



HALLWAY



LOUNGE



OFFICE/OCCASIONAL BEDROOM



KITCHEN/DINING AREA/SUNROOM

UTILITY ROOM

4.57m (15'0") x 2.51m (8'3")

An extra large utility room, as big as some Kitchens infact. Fitted with a range of modern storage units, a cupboard for the boiler, a radiator and two uPVC double glazed doors providing views and access onto the front and rear gardens. In addition there is a courtesy door leading into the garage.

FIRST FLOOR

An attractive landing with panelled balustrade and a large uPVC window overlooking the front garden. It has coving to the ceiling and access to the loft which has a pull down ladder and light.

BEDROOM ONE

5.03m (16'6") MAX x 2.74m (9'0")

A large double bedroom with built in storage cupboards, coving to the ceiling, a radiator and a uPVC double glazed front window. This room was initially going to be used to connect to bedroom four by creating an en-suite shower room as required.

BEDROOM TWO

3.48m (11'5") x 3.10m (10'2")

A lovely bedroom overlooking the rear garden. With a built in storage cupboard, coving to the ceiling, a radiator and a uPVC window. A connecting door leads through to bedroom four.

BEDROOM THREE

3.78m (12'5") x 3.05m (10'0")

A lovely double size bedroom with two built in double wardrobes (one with mirrored door fronts), a radiator and a uPVC double glazed window overlooking the rear garden.

BEDROOM FOUR

3.10m (10'2") x 2.13m (7'0")

This room could be used as a store or potential en-suite/shower room if required and has a radiator and a uPVC window overlooking the rear garden.

SHOWER ROOM

2.69m (8'10") x 2.13m (7'0")

A lovely sized shower room fully tiled with a panel ceiling and recess lights. Featuring a smart white suite comprising W.C, a pedestal wash basin with pillar style taps and a large walk in corner shower with thermostatic unit and sliding doors. It has a chrome heated towel rail, a large built in storage cupboard and a uPVC double glazed front window.

ATTACHED GARAGE

5.28m (17'4") x 3.12m (10'3")

A large single garage with power and light and an up and over door.



KITCHEN/DINING AREA/SUNROOM



SUN LOUNGE



UTILITY ROOM



FIRST FLOOR LEVEL

OUTSIDE

The property occupies a lovely broad frontage screened by mature hedging and an attractive brick wall perimeter. The front garden is landscaped with a raised shaped front lawn surrounded by block paving and raised planter borders. A side gate leads in turn to the large rear garden which undoubtedly forms one of the main features of this property. Matured over the years, the gardens have been enhanced with the addition of an attractive brick edged patio spanning the width of the house. A lovely garden in a peaceful setting.

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 Baxi gas central heating boiler installed in 2018 located in the utility room. The property has the benefit of uPVC framed glazing. The exterior doors were installed in 2018 adding additional security and there is a fitted burglar alarm system. The property falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band - E. The tenure is Freehold-subject to Solicitors verification.

VIEWING

Viewing is strictly by appointment through the Agents on Grimsby 311000. A walkthrough video tour with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Allestree Drive is unbeknown to many, a large and very desirable cul-de-sac positioned in Scartho which lies just off Fairfield Road.



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



BEDROOM FOUR



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE

24168

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.

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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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