

MARTIN MASLIN

18 ST CLEMENTS WAY
NEW WALTHAM
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4GU



Set within established gardens this detached house provides comfortable accommodation with the benefit of gas central heating and uPVC framed double glazing. Available with immediate vacant possession the property comprises:- Reception Hall, Cloakroom, Lounge/Diner with patio style doors opening to the garden, Kitchen with gloss grey units and built-in appliances, Landing, three Bedrooms (one with en-suite Shower Room) and a Family Bathroom with a white suite including a shower over the bath. There is an integral single Garage plus additional driveway parking and the mainly lawned gardens include a shed and a variety of shrubs and trees. EPC rating - C.

£210,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

THE ACCOMMODATION COMPRISES:- GROUND FLOOR

RECEPTION HALL

A welcoming entrance area from where the staircase leads to the first floor. There is a central heating radiator.

CLOAKROOM

With a white suite comprising a W.C and a handbasin. There is a central heating radiator.

LOUNGE/DINER

6.20m (20'4") x 3.66m (12'0") max

A lovely room extending across the full width of the house and with patio style doors opening to the rear garden. There are two central heating radiators, a useful walk-in understairs cupboard and a traditional style white firesurround.

KITCHEN

2.67m (8'9") x 2.44m (8'0")

Comprehensively equipped with a range of gloss grey wall and base cabinets with grey worktops incorporating a single drainer stainless steel sink unit. Built-in appliances comprise a Lamona electric oven and a 4 ring gas hob with an extractor canopy above. There is a plinth heater and space for freestanding appliances.

FIRST FLOOR

LANDING

With a central heating radiator and a cupboard housing the Worcester gas boiler.

BEDROOM ONE

4.42m (14'6") x 2.74m (9'0")

With a central heating radiator, a double wardrobe and a door opening to the en-suite Shower Room.

EN-SUITE SHOWER ROOM

1.73m (5'8") x 1.52m (5'0")

With a white suite comprising a pedestal wash basin, a W.C and a square shower cubicle with a chrome mixer shower. The walls are part tiled and there is a heated towel warmer.

BEDROOM TWO

2.92m (9'7") x 2.57m (8'5")

With a double wardrobe and a central heating radiator.

BEDROOM THREE

2.90m (9'6") x 1.90m (6'3")

With a central heating radiator.



RECEPTION HALL



LOUNGE/DINER



LOUNGE/DINER



KITCHEN

BATHROOM

2.34m (7'8") max x 1.93m (6'4")

With a white suite comprising a panel bath with a chrome mixer shower above, a pedestal washbasin and a W.C. There is a shower screen and a chrome heated towel warmer and the walls are part tiled.

GARAGE

2.31m (7'7") x 5.00m (16'5")

With a newly installed up and over door and electric light and power.

OUTSIDE

The house stands within mature rectangular shaped gardens which are lawned at the front and features a tarmac driveway for parking an additional vehicle. The rear garden is laid partly to grass and features a diverse range of shrubs and small trees, a paved patio area and a garden shed.

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 Worcester gas boiler in the landing cupboard and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of the 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

St Clements Way is located at the end of Tintagel Way on the popular Greenlands development. The village of New Waltham offers a good range of local shopping facilities, a regular bus service and the highly regarded Tollbar Academy. New Waltham Community Hall along with sports facilities and a play area are close by.



LANDING



BEDROOM ONE



BEDROOM ONE



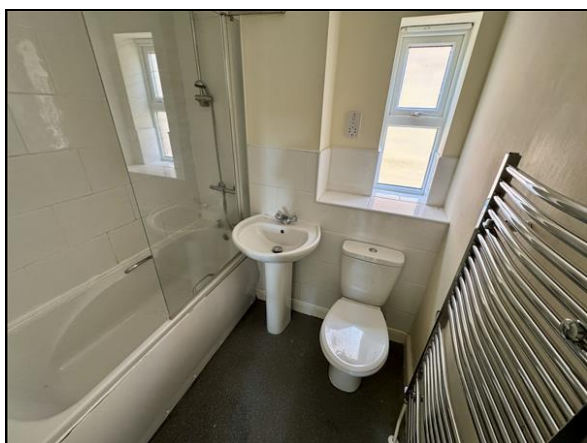
EN-SUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



BATHROOM



OUTSIDE



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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