

# MARTIN MASLIN

286 BRERETON AVENUE  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 7UP



Well situated on Brereton Avenue with a south western rear elevation to enjoy the best of the afternoon and evening sunshine, this excellent semi detached house provides beautifully updated family size accommodation which benefits from gas central heating and uPVC double glazing and must be viewed. Transformed by combining the original dining room and kitchen to create a spacious open plan living kitchen, the property offers; Reception Hall, Utility cupboard, front Lounge with log burner and bay window, 'L' shaped Living Kitchen with cream shaker style units, a Rangemaster cooker, patio doors to the garden and space to dine, relax and prepare. Landing, three generous sized Bedrooms and Bathroom with a classic white suite and shower above the bath. The gardens include a Garage, an enclosed side driveway, a rear lawn and parking at the front. A lovely home in a great location. EPC Rating – D.

£192,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises;

## GROUND FLOOR

### RECEPTION HALL

A welcoming entrance area with a black and white tiled floor with electric underfloor heating and from where the staircase with spelled balustrade leads to the first floor. There is a column style central heating radiator and an understairs cupboard.

### UTILITY CUPBOARD

Positioned under the stairs and with a wall mounted Baxi gas boiler.

### LOUNGE

**4.75m (15'7") max x 3.66m (12'0")**

A lovely room at the front of the house featuring a Firefox log burner set in a recess with a timber mantel above. There is a central heating radiator and a front bay window.

### LIVING KITCHEN

**4.83m (15'10") x 3.40m (11'2")**

plus 4.67m (15'4") x 2.03m (6'8")

A superb open plan living kitchen created by combining the original dining room and kitchen and providing plenty of space to dine and relax in addition to kitchen use. The kitchen area is equipped with a range of cream shaker style cabinets with wooden butchers block style worksurfaces incorporating a glazed white sink. There is a peninsular breakfast bar, a Rangemaster cooker and an integral fridge freezer. The living area of the room includes a white fireplace with a living flame gas fire and patio style doors open to the garden. There is a vertical central heating radiator and a door leads out to the driveway.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

**3.78m (12'5") x 3.66m (12'0")**

Positioned at the front of the house and with a column style central heating radiator and an original cast iron fireplace (display only).

### BEDROOM TWO

**4.14m (13'7") x 3.43m (11'3")**

An excellent double bedroom with a double wardrobe and a central heating radiator.

### BEDROOM THREE

**2.95m (9'8") x 2.18m (7'2")**

A good size third bedroom with an access hatch to the roof space and a central heating radiator.



RECEPTION HALL



LOUNGE



LOUNGE



LIVING KITCHEN



## BATHROOM

**2.13m (7'0") x 1.90m (6'3")**

With part marbled and part tongue and groove panelling and featuring a white suite comprising a panel bath with a chrome fixed head mixer shower above, a pedestal washbasin and a W.C. There is a combined radiator/heated towel warmer and a clear shower screen to the side of the bath.

## OUTSIDE

The house occupies rectangular shaped gardens which are hard surfaced at the front to provide space for parking vehicles. Double gates enclose the side driveway whilst the rear garden is principally lawned with a paved patio area and fenced boundaries.

## GARAGE

**2.95m (9'8") x 7.92m (26'0") to rear of storage area**

A brick garage linking to a former air raid shelter behind and with an up and over door, a side door and electric light and power.

## 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 boiler in the understairs cupboard and the property has the benefit of uPVC framed glazing to the windows with the exception of the landing window. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band - B. The tenure is Freehold subject to Solicitors verification.

## VIEWING

By appointment through the Agents on Grimsby 311000.

## LOCATION AND AMENITIES

The property is located on the south western side of Brereton Avenue close to Simons Place. Regular buses serve the general area and there are numerous facilities on Grimsby Road and in the main resort of Cleethorpes which is within reasonable walking distance.



LIVING KITCHEN



LIVING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



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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