

# MARTIN MASLIN

30 WOODLANDS AVENUE  
KEELBY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN41 8SF



Situated in the cul-de-sac section of Woodlands Avenue this impressive detached house offers superbly presented accommodation perfect for the family buyer. The house has been remodelled and updated in recent years and now provides; Entrance Hall, lovely Lounge, stunning 'L' shaped Living Kitchen with gloss grey units, a host of built-in appliances and space to dine and relax, a downstairs Toiler, three Bedrooms and a state-of-the-art bathroom with grey panelled walls and a white suite including a whirlpool bath with twin head shower above. The lawned gardens widen out considerably at the rear and there is a brick Garage and a long driveway. Viewing is highly recommended. EPC Rating - D.

£215,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

The accommodation comprises;-

#### ENTRANCE HALL

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

#### LOUNGE

4.78m (15'8") x 3.73m (12'3")

A lovely room at the front of the house featuring a classic style grey fireplace with a marble inset and hearth and an enclosed living flame gas fire. There is a central heating radiator and a door opens through to the Living Kitchen.

#### LIVING KITCHEN

4.70m (15'5") max x 6.15m (20'2") max

An 'L' shaped room providing space to dine in addition to the kitchen area and equipped with an excellent range of gloss grey wall and base cabinets with sparkle worktops incorporating a white sink unit with a spring style mixer tap. A central island incorporates a breakfast bar and built-in appliances comprise a Belling electric oven, a Lamona ceramic hob, a Lamona microwave, a fridge freezer and a dishwasher. A glazed door opens from the dining area into the garden, a cupboard houses the Worcester gas boiler and there is a useful understairs cupboard. Central heating radiator.

#### CLOAKROOM

With a white suite comprising a W.C and a rectangular hand basin.

#### FIRST FLOOR

##### LANDING

With a storage cupboard.

##### BEDROOM ONE

4.67m (15'4") x 2.69m (8'10")

Equipped with an excellent range of gloss white built-in furniture including wardrobes, drawers and high level cupboards forming a double bed recess. There is a central heating radiator.

##### BEDROOM TWO

3.35m (11'0") x 2.51m (8'3")

With a central heating radiator.

##### BEDROOM THREE

2.69m (8'10") x 1.96m (6'5")

With a bulkhead storage cupboard and a central heating radiator.



LOUNGE



LOUNGE



LIVING KITCHEN



LIVING KITCHEN



## BATHROOM

2.13m (7'0") x 1.68m (5'6")

Beautifully presented with grey panelled walls and a white suite comprising an 'L' shaped whirlpool bath with a twin head chrome shower above, a rectangular basin set on drawers and a W.C. There is a clear shower screen to the side of the bath and a heated towel warmer.

## GARAGE

2.84m (9'4") x 5.74m (18'10")

With an up and over door, a side door and electric light and power.

## OUTSIDE

The house is set within triangular shaped gardens which widen considerably at the rear. To the front there is a long paved driveway and a gravelled area whilst to the rear the garden features an area of established grass and a paved patio area. The boundaries are fenced and there is an open rear aspect.

## 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 combination boiler in the Kitchen and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of West Lindsey District 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

The village of Keelby provides a good range of local facilities including popular public houses, hot food takeaways, a Co-op store and primary schooling.



LIVING KITCHEN



LIVING KITCHEN



CLOAKROOM



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



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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