

# MARTIN MASLIN

118 CLEE ROAD  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN32 8NP



A STUNNING SEMI DETACHED HOME WITH UNIQUE CHARACTER, BEAUTIFULLY EXTENDED AND THOUGHTFULLY DESIGNED. FEATURING AN ENTRANCE HALL, A STUNNING OPEN PLAN LIVING KITCHEN WITH SUN LOUNGE, CHARMING SITTING ROOM, THREE INDIVIDUAL BEDROOMS AND A CONTEMPORARY BATHROOM. OFFERING FANTASTIC OUTDOOR SPACES PERFECT FOR FAMILY LIVING AND ENTERTAINING. A REAL GEM NOT TO BE MISSED.

£249,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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# The Property

A stunning semi detached home with unique character dating back to 1926, beautifully extended and thoughtfully designed to offer a perfect blend of charm and modern comfort situated on the boundary of Grimsby and Cleethorpes. This delightful residence boasts three individual bedrooms, a stunning living kitchen with sun lounge and fantastic outdoor spaces perfect for family living and entertaining. The interior is beautifully decorated and boasts Little Greene colour schemes and designer wallpaper coverings further complimented by fitted plantation shutter blinds for that elegant touch.

Features at a glance include an inviting hallway where the traditional staircase rises to a part galleried landing, a useful cloakroom with W.C and a charming bay windowed Sitting Room providing a warm and relaxing space complete with a log burning stove for those cozy evenings. Undoubtedly the living kitchen with its sun lounge/breakfast room forms the heart of the home extending to 18'6" by 17'0" cleverly redesigned by the present owners. An individual style kitchen with a combination of hand painted cabinets in an Amble side finish, a concrete style work top with sink and a breakfast bar for social gatherings. Some of the built-in appliances may be included. The kitchen has an LVT floor flowing through into the sitting area with panelled walls adding to the traditional aesthetic. Beyond is a delightful sun lounge/breakfast room seamlessly integrating with the kitchen featuring a lantern rooftop providing natural light and French uPVC patio doors giving views and access onto the rear garden.

At the first floor level there is an attractive landing serving three individual bedrooms each fitted with plantation shutter blinds. the main bedroom is fitted with a range of built in modern wardrobes including a window seat and bespoke storage. The second bedroom is also fitted with built in wardrobes and the third bedroom has its own traditional stylish sloping roof line. The contemporary bathroom is styled with high quality fittings including a double ended panelled bath and designer vanity unit.

In the Agents opinion the front facade of this beautiful home forms one of the main attractions with its parking bay for three cars and feature archway, a stunning architectural detail leading through to the rear garden. An expansive garden with shaped lawns enjoying to patios for the morning and evening sun plus a covered outdoor entertaining area. In addition there is a large garage/workshop providing additional space for hobbies and projects. The property lies within reasonable walking distance of Cleethorpes and the varied facilities it offers. Don't miss this exciting opportunity, contact us today to arrange a viewing on this stunning and extended home of unique character.





# Accommodation

A smart composite front entrance door leads into an enclosed porch way. A further part glazed door opens into the Hallway.

## HALLWAY

**3.76m (12'4") x 1.83m (6'0")**

A lovely inviting Hallway where the staircase leads to the first floor part galleried landing. It has a high ceiling cornice with picture rail and a powder coated radiator. Tastefully decorated in Little Greene colour schemes.

## CLOAKROOM

Situated under the stairs, a designer 'L' shaped vanity unit complete with shaped sink, pillar taps and W.C. Tastefully decorated with panelling to dado height and extra storage space.

## SITTING ROOM

**4.37m (14'4") into bay x 3.96m (13'0")**

A charming room, tastefully decorated featuring a central log burning cast iron stove flanked by built in storage cupboard, display shelves and a further log store. The room is tastefully decorated in Little Greene colour schemes with a deep ceiling cornice, a powder coated radiator and a feature uPVC double glazed bay front window.

## OPEN PLAN LIVING KITCHEN

**5.64m (18'6") max x 5.44m (17'10")**

A wonderful open plan kitchen, individually designed for the current owners providing living and dining space ideal for entertaining. Displaying a range of cabinets in a hand painted Ambleside green finish with complimentary light grey display cabinets. It has a smart concrete effect work top with stainless steel sink, mixer taps and tiled splashback. There is a central breakfast bar with a built in wine cooler and a range of appliances including an AEG double fan assisted oven with induction top, an overhead extractor fan with light, plumbing for a washing machine and dishwasher and housing for an American fridge freezer (available by a separate negotiation). A smart LVT floor flows through into the sitting and breakfast room which is panelled giving a modern aesthetic effect with coving to the ceiling and plenty of windows allowing natural light.

## BREAKFAST ROOM

**3.05m (10'0") x 1.88m (6'2")**

Forming part of the kitchen, a delightful breakfast area featuring a lantern roof with uPVC windows and double glazed French doors giving views and access onto the rear garden.

## FIRST FLOOR

## LANDING

**4.50m (14'9") x 1.78m (5'10")**

A good sized landing with a spelled balustrade, picture rail and a radiator. There is access to the loft space with power and light which is part bordered. All rooms lead directly off as follows:-



SITTING ROOM



OPEN PLAN LIVING KITCHEN



OPEN PLAN LIVING KITCHEN



OPEN PLAN LIVING KITCHEN

### BEDROOM ONE

3.48m (11'5") x 3.35m (11'0") ext to 12'5" max

Overlooking the front driveway, a superb principal bedroom with modern sliding mirrored wardrobes in a smart grey finish, matching bedside tables with display shelving and a further built-in window seat. Tastefully decorated with a powder coated radiator and fitted plantation shutter blinds.

### BEDROOM TWO

3.66m (12'0") into recess x 3.78m (12'5")

Another lovely bedroom with fitted wardrobes forming a double bed recess with overhead storage in a light grey finish. Beautifully decorated in designer wallpaper coverings with picture rail radiator and fitted plantation shutter blinds.

### BEDROOM THREE

3.66m (12'0") x 1.90m (6'3")

A character bedroom with sloping ceiling, radiator and fitted plantation shutter blinds.

### BATHROOM

2.74m (9'0") x 1.78m (5'10") max

A beautiful bathroom cleverly designed featuring a lovely shaped vanity unit in grey with a molded oval shaped sink, mixer taps and tiled splashback, W.C and a double ended panelled bath with centre taps and thermostatic shower.

### OUTSIDE

There is a shared driveway to the property with a designated parking bay for three cars. A pretty covered archway leads through a gate into the rear garden. In the Agents opinion, the rear garden forms one of the main attractions, beautifully landscaped with shaped lawn, Indian sandstone patios providing morning and evening coffee areas and a purpose built outdoor bar and entertaining area measuring 16'5" by 13'0". Adjoining is a large workshop/garage. Designed for ease of maintenance the gardens feature pebbled borders with specimen shrubs producing an abundance of colour throughout the year.

### WORKSHOP/GARAGE

7.80m (25'7") x 2.36m (7'9")

With power and light.

### GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected. Broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the boiler located in the loft. the property has the benefit of uPVC framed double glazing and falls within the jurisdiction of the North east Lincolnshire Council. The Council Tax Band is B and the tenure is Freehold subject to Solicitors verification.



OPEN PLAN LIVING KITCHEN



BREAKFAST ROOM



LANDING



BEDROOM ONE





BATHROOM



BEDROOM TWO



OUTSIDE



BEDROOM THREE



OUTDOOR ENTERTAINING AREA



BATHROOM

**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.



Martin Maslin Estate Agents  
4/6 Abbey Walk  
Grimsby  
North East Lincolnshire  
DN31 1NB

T: 01472 311000 F: 01472 340200  
E: [office@martinmaslinestateagents.co.uk](mailto:office@martinmaslinestateagents.co.uk)  
[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

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