

# MARTIN MASLIN

7 BROCK CLOSE  
SCARTHOTOP  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 3RE



An impressive detached four/five Bedroom family home found tucked away in the corner of this pleasant cul-de-sac, enjoying an unusually large south facing rear garden. Updated through a select scheme of improvements by the present owners to include a superb open plan Lounge with bi-fold doors onto the Garden, a modern shaker style Kitchen with granite worktops and two stylish Wet Rooms. Meanwhile outside the Gardens have been further improved by a stunning rear patio and a large converted Garage with electric door. This well planned home offers flexible accommodation including a welcoming Hallway with Cloakroom and W.C, a large ground floor Study/occasional fifth Bedroom and a spacious 'L' shaped Lounge with sitting and dining areas. An open doorway from the Dining area leads into a large Kitchen displaying a host of built-in appliances together with a valuable Utility Room. Upstairs there are four Bedrooms including a Principal Bedroom suite complete with its own walk-in wardrobe and large modern Ensuite Bathroom, in addition there is a further family designer Wet Room. In the Agents opinion the rear Garden forms one of the main attractions of this property enjoying an impressive large rear garden featuring a stunning paved patio ideal for al-fresco entertaining. Viewing is highly recommended.

£289,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

### ENTRANCE HALL

Front door with matching side panel gives access to the entrance hall. A pleasant hallway with tiled floor with a balustrade and spindle staircase rises to the first floor. There is a useful storage cupboard and a radiator.

### CLOAKROOM

White suite comprising low flush W.C., pedestal wash hand basin, radiator and tiled floor.

### STUDY

**3.05m (10'0") x 2.97m (9'9")**

Good sized study/occasional fifth ground floor bedroom. Well decorated with a radiator.

### FAMILY LOUNGE

**6.40m (21'0") x 3.56m (11'8") extending to (21'0")**

A superb 'L' shaped open plan family lounge access via glazed double doors from the hallway. The lounge is brightly decorated with a highly polished oak veneered fire surround, housing a living flame style gas fire with marble inlay. There is a designated dining area forming part of the lounge with bi-fold doors giving views and access upon to the rear patio.

### KITCHEN

**4.83m (15'10") x 2.44m (8'0") widening to (10'7")**

Beautifully refurbished kitchen with granite worktops and shaker style cabinets. Incorporating a 1.5 bowl sink with matching upstands and underlighting to the units. Quality built-in appliance include a five piece induction hob with matching back plates and overhead extractor fan, built-in eye level microwave oven and grill, an integrated split level fridge and freezer and a pull out corner carousel. The kitchen enjoys dual aspect views onto the gardens, with a radiator and a ceramic tile floor.

### UTILITY ROOM

**2.08m (6'10") x 1.55m (5'1")**

A well fitted utility room with granite worktops and matching shaker style cabinets. Providing plumbing for washing machine and tumble dryer, and an exterior door onto the garden.

### FIRST FLOOR

With a built-in airing cupboard housing the hot water tank and shelves, radiator and access to the loft space.

### PRINCIPLE BEDROOM SUITE

**3.56m (11'8") x 3.35m (11'0")**

With a radiator and double glazed window.

### WALK-IN WARDROBE

**2.24m (7'4") x 1.42m (4'8")**

Forming part of the bedroom with a useful walk-in wardrobe and radiator.



ENTRANCE HALL



STUDY



FAMILY LOUNGE



FAMILY LOUNGE



### ENSUITE BATHROOM

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

Refurbished bathroom/wet room. Fully tiled with white suite comprising back to the wall push button W.C, semi recess wash hand basin and panelled bath with shower attachment. There is an open plan wet room/shower with drencher head and glass panelled screen, a tiled ceramic floor with a chrome heater towel rail and built-in storage cupboard.

### BEDROOM TWO

2.87m (9'5") to wardrobes x 2.77m (9'1")

A good sized bedroom facing the front with built-in wardrobes and radiator.

### BEDROOM THREE

2.77m (9'1") x 2.36m (7'9")

A comfortable bedroom overlooking the rear garden with a radiator.

### BEDROOM FOUR

2.74m (9'0") x 2.18m (7'2")

Overlooking the rear garden with radiator.

### FAMILY WET ROOM

2.03m (6'8") x 1.78m (5'10")

A refurbished open plan wet room with white W.C and pedestal hand wash basin. An open shower with mermaid boarding and fixed drencher head shower. Fully tiled with chrome heated rail and extractor fan.

### ATTACHED BRICK GARAGE

5.18m (17'0") x 4.98m (16'4")

A large double sized garage with power and light, and overhead storage. There is a double glazed front window and an electric roller front door.

### OUTSIDE

The property enjoys a small front garden with a shared access approach and driveway leading in turn to the garage. Undoubtedly in the Agents opinion the rear garden forms one of the main attractions, standing on a large than average plot than most on the development. The gardens are definitely enhanced by a beautiful sun terrace spanning the rear of the house with its south-facing aspect and good sized 'L' shaped lawned gardens.

### GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises as detailed above connected to the gas central heating boiler located in the utility room. The property benefits from uPVC framed double glazing and has a security alarm system. The local authority is the North East Lincolnshire Council and is in Council Tax Band D. The tenure is Freehold - subject to solicitors verification. Viewing is strictly by appointment through the agents on Grimsby 311000, a video walkthrough tour can be seen on Rightmove and our Martin Maslin website.



KITCHEN



KITCHEN



PRINCIPLE BEDROOM SUITE



ENSUITE BATHROOM



## LOCATION AND AMENITIES

Brock Close is located just off Hiemdale Road on the popular Scartho Top development.



BEDROOM TWO



BEDROOM THREE



FAMILY WET ROOM



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.

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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.



25071



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  
www.martinmaslinestateagents.co.uk