

# MARTIN MASLIN

302 PELHAM ROAD  
IMMINGHAM  
NEAR GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN40 1PT



Set well back from Pelham Road in Immingham this excellent detached house provides good size accommodation presented to a lovely standard throughout. The house stands within sizeable gardens which include an amazing four car garage which is sure to appeal to the multi-vehicle owner and could offer scope for alternative uses if required. With gas central heating, uPVC framed double glazing and a security alarm the accommodation comprises:- Spacious Reception Hall, Lounge, Dining Room, uPVC Conservatory, Breakfast Kitchen with white units, built-in appliances and granite worktops, Utility Room, Cloakroom, Landing with space for a desk, three double Bedrooms (two with wardrobes) and Bathroom with a bath and shower. Solar panels are a great additional feature and the gardens include lawns and plenty of parking. Viewing highly recommended. EPC Rating -

£285,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## THE ACCOMMODATION COMPRISES:- GROUND FLOOR

### RECEPTION HALL

**3.66m (12'0") x 3.35m (11'0")**

An impressive reception area (almost a room in itself) from where the oak staircase with spelled balustrade leads to the first floor. There is a useful understairs storage cupboard, an engineered oak floor and a central heating radiator.

### LOUNGE

**3.66m (12'0") x 4.01m (13'2") max into bay**

A delightful room at the front of the house featuring a Minster style fireplace. There is a bay window and a central heating radiator.

### DINING ROOM

**3.96m (13'0") x 3.30m (10'10")**

Cleverly positioned to link in an open plan style with the Breakfast Kitchen and via patio style sliding doors to the Conservatory. There is a central heating radiator.

### CONSERVATORY

**3.89m (12'9") x 3.89m (12'9")**

uPVC framed and double glazed and providing lovely views out across the garden. There are two central heating radiators, French doors lead outside and the windows feature integral blinds.

### BREAKFAST KITCHEN

**3.35m (11'0") x 3.17m (10'5")**

Comprehensively equipped with a range of white shaker style wall and base cabinets with pewter style handles and black granite worksurfaces incorporating an inset 1.5 bowl sink unit. Built-in appliances comprise a Neff double oven, a Neff 5 ring gas hob with extractor above and a Neff microwave oven. There is space for a large USA style fridge freezer and a door links to the Utility Room.

### UTILITY ROOM

**2.54m (8'4") x 2.24m (7'4")**

With a range of white shaker style cupboards and black worktops. There is a central heating radiator and a door leads to the rear garden.

### CLOAKROOM

With a white suite comprising a W.C. and a semi recessed washbasin. There is a central heating radiator.

## FIRST FLOOR

### LANDING

With space for a small desk if required.

### BEDROOM ONE

**3.66m (12'0") x 3.35m (11'0")**

A lovely bedroom featuring a range of fitted furniture including wardrobes with a lighting canopy, a dressing table with mirror and drawers. There is a central heating radiator.



RECEPTION HALL



RECEPTION HALL



LOUNGE



DINING ROOM



## BEDROOM TWO

3.66m (12'0") x 2.64m (8'8")

Comprehensively fitted with a range of beech finish furniture including wardrobes, high level cupboards forming a double bedhead recess and a chest of drawers. There is a central heating radiator.

## BEDROOM THREE

3.35m (11'0") x 2.44m (8'0")

Currently used for storage and with a central heating radiator.

## BATHROOM

2.39m (7'10") x 1.88m (6'2")

Stylishly tiled in slate grey and with a white suite comprising a panel bath, a semi-circular basin, a concealed cistern W.C, and a quadrant shaped shower cubicle with a chrome twin head mixer shower. There is a heated towel warmer.

## OUTSIDE

The house stands within good size gardens which are partly lawned at the front and feature a diverse range of established shrubs and plants. The sett paved driveway extends across the front of the house and provides parking for several vehicles with ample space for a caravan, boat or motorhome. The gated rear garden is lawned with a paved surround and there is also a paved patio area with a brick rear boundary wall.

## GARAGE

8.64m (28'4") x 6.71m (22'0")

An undeniably huge garage which has accommodated up to four vehicles. There is an electrically operated front door plus French doors and a single door which opens onto the rear garden. The garage benefits from electric light and power and a security alarm.

## GENERAL INFORMATION

Mains, gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via the Ofcom checker website. Central heating comprises radiators as detailed above connected to a gas boiler and the property also benefits from solar panels which provide some "free" electricity depending upon weather conditions and a feed-in payment. The windows are uPVC framed and double glazed and there is a security alarm system. The property falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band C. The tenure is Freehold subject to solicitors verification.

## VIEWINGS

By appointment through the Agents on 01472 311000. A walkthrough video tour with commentary can be found on Rightmove and the Martin Maslin website.



CONSERVATORY



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BEDROOM ONE

## LOCATION AND AMENITIES

The property is located on the northern side of Pelham Road within walking distance of numerous shops including those on Kennedy Way. Regular buses serve the area and the Oasis Academy school for 11-16 year olds is within easy reach.



BEDROOM TWO



BATHROOM



OUTSIDE



OUTSIDE



GARAGE

**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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