

MARTIN MASLIN

**1 WALNUT LANE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7BY**



We are delighted to offer this superb, detached family home for sale, overlooking open pastures in this most desirable village location, on the outskirts of the village. Built-in 2017, by Snape renowned local builder enjoying a south-facing rear Garden. In a short period of time, the interior has been stylishly updated including quality engineered wood flooring, a stunning media wall, built-in designer Sharps wardrobes and furniture featuring luxurious Bedrooms and updated Bathrooms. The accommodation includes an Entrance Hall with Cloakroom/W.C, a showcase Lounge with built-in media wall, a superb Living Kitchen with centre island, in a two tone shaker finish, four excellent size Bedrooms including Principal Bedroom with fitted furniture and luxury a Ensuite Shower Room. In addition, there is an updated modern luxury Bathroom. The property occupies a lovely position with a detached Garage and generous Driveway, whilst the rear Garden features a patio, lawn and hot tub available by separate negotiation. Viewing is highly recommended!

£325,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A smart composite front entrance door leads directly in to the hallway.

ENTRANCE HALLWAY

3.96m (13'0") x 1.85m (6'1")

A lovely modern hallway where the staircase leads in turn to the first floor, featuring a quality engineered floor with a radiator and under stair storage cupboard.

CLOAKROOM

A modern cloakroom with white suite comprising close coupled W.C, corner wash hand basin, tiled splashback and radiator with fretted cover.

LOUNGE

6.71m (22'0") x 3.43m (11'3")

A stunning room resembling a show house, featuring a media wall with an Eco reflex electric glass panelled fire and provision for a TV above. Tastefully decorated in pastel colours with two radiators, a uPVC double glazed front window and French double glazed doors, giving views and access onto the rear garden.

OPEN PLAN LIVING KITCHEN

6.71m (22'0") x 3.48m (11'5")

A stunning two tone modern shaker style kitchen with centre island and solid wood worktops. Incorporating a Blanco 1.5 bowl designer sink with mixer taps and matching upstands, with pelmet lighting above. Featuring is a contrasting Navy Blue centre island incorporating a breakfast bar and a induction hob with overhead stainless steel extractor fan and light. There is plenty of storage space with drawers beneath. A range of further built-in appliances include a single oven and grill, combination microwave, split level fridge and freezer, integrated dishwasher and a cupboard with a fitted bin. It has underlighting to the units, a radiator and a uPVC double glazed front window. A smart engineered wood floor continues through into the dining area providing space for a table and chairs, with lighting over. There is double glazed side window, radiator and French double glazed doors with fitted blinds opening onto the rear garden.

UTILITY ROOM

1.88m (6'2") x 1.52m (5'0")

With a range of matching units, solid wood work top and 1.5 bowl stainless steel sink. There is plumbing for a washing machine, vent for tumble dryer, radiator and housing for the central heating boiler. There is an extractor fan and a uPVC double glazed rear window.

FIRST FLOOR

LANDING

With radiator and deep stairwell. It has a built-in cupboard housing an unvented tank with pressured system, shelves. Access to the loft space.



ENTRANCE HALLWAY



CLOAKROOM



LOUNGE



OPEN PLAN LIVING

BEDROOM ONE

3.91m (12'10") x 3.43m (11'3") maximum

A luxurious and well designed bedroom with modern designer sliding wardrobes with pelmet lighting, matching dressing table and further bedside tables. Tastefully decorated in pastel colours, with a radiator and a uPVC double glazed window overlooking green fields.

SHOWER ROOM

Bespoke shower room with upgraded luxury tiling and white two piece suite. Comprising close coupled W.C, wash hand basin with pillar tap and separate shower cubicle with Bar shower and bi-folding door. There is a chrome heater towel rail, extractor fan and a uPVC double glazed front window.

BEDROOM TWO

3.86m (12'8") x 3.48m (11'5")

Another excellent double bedroom overlooking open fields. Tastefully decorated in pastel colours with a radiator and uPVC double glazed window.

BEDROOM THREE

3.43m (11'3") x 2.67m (8'9")

An excellent double bedroom overlooking the rear garden. Featuring modern wall panelling with radiator and uPVC double glazed window.

BEDROOM FOUR

3.17m (10'5") x 2.74m (9'0")

A good size fourth bedroom with built-in Sharps desk furniture, radiator and a uPVC double glazed rear window.

BATHROOM

2.24m (7'4") x 1.65m (5'5")

A lovely bathroom with upgraded tiling, featuring a white suite. Comprising close coupled W.C, floating vanity unit with pillar style tap and panelled bath with bar surround. It has a glass folding screen, recess lighting and chrome heated towel rail, there is an extractor fan and uPVC double glazed rear window.

GARAGE

5.31m (17'5") x 2.69m (8'10")

A brick garage with power and light and roller front door.

OUTSIDE

Externally one of the property's greatest assets are the views onto open pastures with fields in the distance. An open plan front lawned garden sweeps around the front of the property, linking with a generous block paved driveway and garage to the side. The rear garden enjoys a valuable south-facing aspect with a paved patio spanning the width of the house, and its shaped lawned garden. The hot tub is available by separate negotiation if required and panelled fencing defines the boundaries.



DINING AREA



UTILITY ROOM



BEDROOM ONE



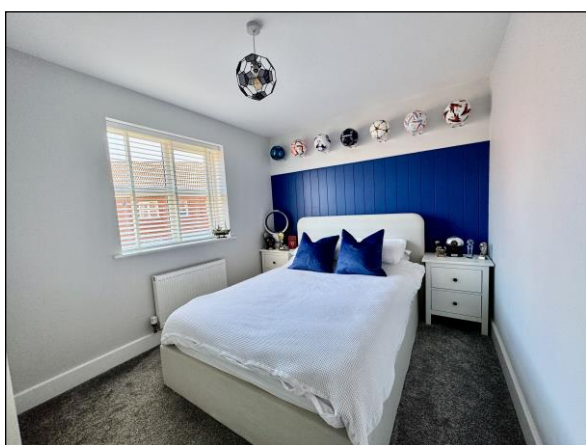
SHOWER ROOM

GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected, and broadband speeds and availability can be accessed via the Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Pottison pro max SL boiler situated in the utility room. The property has the benefit of uPVC doubled framed glazing. It falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band D. The tenure is Freehold - subject to solicitor's verification. The property has an LABC New Homes warranty covered from the 19th June 2017. Walnut Lane has an estate maintenance fee, currently from the 1st July 2023 to 30th June 2024 total of £138 per annum. This figure is likely to be reviewed into 2025. Perspective purchasers should seek confirmation.



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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