

MARTIN MASLIN

FIELDVIEW
7 CHELSEA WALK
CLEETHORPES
NORTH EAST LINCOLNSHIRE
DN35 0QP



Located on Chelsea Walk, with Cleethorpes Country Park to the rear, this excellent family size detached house offers spacious accommodation set within lovely gardens. The internal layout has been altered in recent years to create a more open plan feel and now comprises: Reception Hall, Study/Office, Lounge/Diner with polished limestone fireplace, superb larger than average Sun Room, Kitchen with cream shaker style units, Utility Room and Cloakroom, four Bedrooms (Master with ensuite Shower Room) and Family Bathroom with whirlpool corner bath. The gardens are principally lawned and include an attached Double Garage and plenty of driveway parking too. A great family home - viewing recommended.

£385,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:-

GROUND FLOOR

RECEPTION HALL

A welcoming entrance area with a tiled floor and from where the staircase with spelled balustrade leads to the first floor. There is an ornate column radiator.

STUDY/OFFICE

3.40m (11'2") x 2.49m (8'2")

A flexible room suitable for a number of uses and with cast iron column style central heating radiator.

LOUNGE/DINER

3.73m (12'3") x 7.09m (23'3")

An excellent room extending from the front to the rear of the property and with ample space for a dining table if required. Bi-fold style doors open to the rear garden and there is a polished limestone firesurround with an electric flicker flame fire. The lounge links in an open plan style to the kitchen and double doors open to the Sun Room. There is a column style central heating radiator.

SUN ROOM

4.80m (15'9") x 3.96m (13'0")

An excellent size Sun Room currently used as a Playroom but ideal as an extra living space. Glazed double doors open to the garden and benefitting from an AC unit.

KITCHEN

4.75m (15'7") x 3.53m (11'7")

Comprehensively equipped with a range of cream woodgrain shaker style wall and base cabinets with marble granite style worktops incorporating a ceramic sink unit. There is a wide recess with stainless steel canopy above designed to accommodate a range style cooker and there is a built-in dishwasher. An electric plinth heater provides warmth to the kitchen area.

UTILITY ROOM

3.66m (12'0") x 1.52m (5'0")

With units and worktops matching those in the kitchen and with provision for freestanding appliances. There is a central heating radiator and doors open to the double garage and the cloakroom.

CLOAKROOM

Part tiled and with a white suite comprising a W.C and a semi pedestal handbasin.

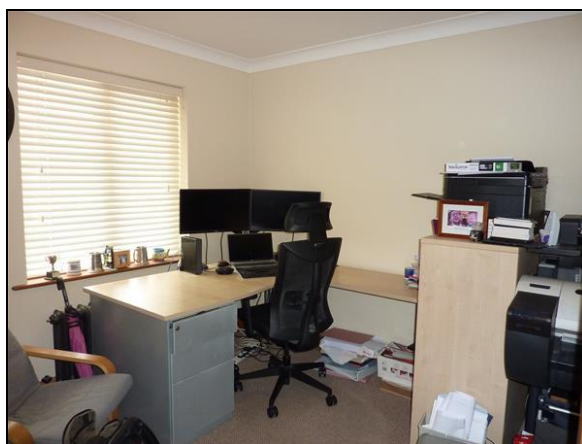
FIRST FLOOR

LANDING

With a central heating radiator, a useful linen storage cupboard and an access hatch to the roof space.



RECEPTION HALL



STUDY/OFFICE



LOUNGE/DINER



SUNROOM

MASTER BEDROOM

3.76m (12'4") x 3.30m (10'10")

A lovely room featuring a range of grey built-in wardrobes with driftwood surround and a central heating radiator.

ENSUITE SHOWER ROOM

1.93m (6'4") x 1.75m (5'9")

With a white suite comprising a pedestal washbasin, a concealed cistern W.C and an Aqualisa twin head mixer shower in a clear shower enclosure. The walls are beautifully tiled and there is a heated towel warmer.

BEDROOM TWO

3.76m (12'4") x 3.05m (10'0")

A lovely double bedroom at the rear of the house with a central heating radiator.

BEDROOM THREE

2.59m (8'6") x 2.54m (8'4")

With a central heating radiator.

BEDROOM FOUR

2.59m (8'6") x 2.39m (7'10")

At the rear of the house and with a central heating radiator.

FAMILY BATHROOM

2.57m (8'5") x 1.75m (5'9")

Superbly equipped with a white suite comprising an offset whirlpool bath with a rinser shower, a wide semi recessed washbasin and a concealed cistern W.C. The floor and the walls are beautifully tiled and there is a heated towel warmer.

DOUBLE GARAGE

5.33m (17'6") x 5.26m (17'3")

With twin up and over doors and an internal door linking to the utility room.

OUTSIDE

The house stands within rectangular shaped gardens which are principally hard surfaced at the front to allow the parking of several vehicles. The rear garden is mainly lawned to both the rear and the side and to the western side there is an enclosed area laid to gravel.

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 gas boiler and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band E. The tenure is Freehold - subject to solicitors verification.



KITCHEN



KITCHEN



MASTER BEDROOM



ENSUITE SHOWER ROOM

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

Chelsea Walk is located off Westport Road just a few minutes drive from the resort of Cleethorpes. Local shopping facilities are within walking distance and Humberston provides well regarded schools.



BEDROOM FOUR



FAMILY BATHROOM



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.

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.



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