

MARTIN MASLIN

**13 ST FRANCIS GROVE
LACEBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7HG**



A truly superb semi-detached family home enjoying a larger than average rear landscaped garden with west facing aspect. Found in this pleasant cul-de-sac, this house now enjoys many attractive features after a major refurbishment by the present owners. Thoughtfully designed for the growing family with the 3/4 bedrooms. The house offers spacious interiors with quality finishing including modern wall panelling and a recently fitted kitchen and bathroom.

The accommodation includes a welcoming Entrance Hall featuring a modern steel and oak staircase, a versatile ground floor Bedroom/Sitting Room, sleek and functional well-appointed Kitchen, with quality fittings, refurbished Shower Room and a pleasant open plan Dining Room extending to 27'0" length into the Conservatory. The conservatory creates the 'wow' factor with its feature wall panelling and concealed lighting, perfect for both entertaining and relaxing. Upstairs there are 3 good sized Bedrooms and a modern Bathroom suite in white with mermaid boarding. The property has been rendered adding extra curb appeal to the front with its valuable block paved driveway and attached Garage whilst the landscaped rear garden provides a standout feature boasting a good size large garden, with shaped lawn and gravelled areas. Ideal for families seeking space and privacy.

EPC Rating – D.

£195,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

Smart composite front entrance door leads directly into the hallway.

HALLWAY

3.51m (11'6") x 1.68m (5'6")

A welcoming hallway featuring a stunning and refreshing steel and solid oak staircase rising to a first-floor part galleried Landing. Decorated in pastel colours featuring an LVT herringbone style floor flowing through into the kitchen and ground floor areas with a designer vertical radiator.

SITTING ROOM/BEDROOM FOUR

4.42m (14'6") x 3.38m (11'1")

Pleasant bay fronted room with a traditional fire surround with cast iron open inlay, complemented by modern wall panelling. Tastefully decorated with a traditional style radiator and new UPVC bay window.

KITCHEN

3.71m (12'2") x 3.12m (10'3")

A modern Howdens kitchen featuring a range of shaker style cabinets in a soft Cotswold stone finish with brushed chrome handles. Complementary deck wash work surfaces incorporate a modern composite white sink with sprayhead mixer tap, waterproof wall panelling and matching upstands. Built in appliances include brand new, Karienvir induction hob, complete with flexi zone top, matching glass backplate, extractor fan with lighting and single fan assisted Lamona oven and grill. There is an integral dishwasher and a concealed combination gas central heating boiler. It has space for a tall fridge freezer, recessed lighting and a smart LVT tile floor. The kitchen has a UPVC double glazed window and an integral door to the Garage, heated towel rail and UPVC double glazed exterior door.

SHOWER ROOM

2.01m (6'7") x 1.52m (5'0")

Modern fully tiled open plan wet room with electric shower, close coupled W/C, pedestal wash basin with tiled mirror and heated towel rail. It has recessed lighting and a UPVC double glazed window.

DINING ROOM

2.90m (9'6") x 2.44m (8'0") extending to 25'0"

A pleasant dining room colour drenched with matching ceiling coving and delft rack. Modern radiator and smart LVT floor flowing effortlessly through into the Conservatory.

CONSERVATORY

4.37m (14'4") x 3.66m (12'0")

A fabulous conservatory with an anti-glare Pilkington K Thermoglass glass roof, wall panelling with concealed lighting and LVT flooring. It's ideal for relaxing and entertaining with a columned radiator, UPVC windows and a single French door giving access onto the rear garden.



HALLWAY



SITTING ROOM/BEDROOM FOUR



KITCHEN



KITCHEN

LANDING

2.74m (9'0") x 2.06m (6'9")

A pleasant landing with feature spelled balustrade and over stairs bulkhead cupboard. It has a UPVC double glazed side window.

BEDROOM ONE

3.48m (11'5") x 3.05m (10'0")

Featuring laminate flooring, radiator and new UPVC double glazed front window.

BEDROOM TWO

3.15m (10'4") x 3.05m (10'0")

With modern laminate floor featuring wall panelling, radiator and a UPVC double glazed rear window.

BEDROOM THREE

2.13m (7'0") x 2.06m (6'9")

A modern study with laminate floor, radiator and new UPVC double glazed front window.

BATHROOM

2.03m (6'8") x 1.63m (5'4")

A brand-new bathroom with mermaid boarding and laminate floor. Featuring a white modern vanity unit with seamless sink and push button toilet, panelled bath with shower over, a glass screen and chrome heated towel rail. There is access to a part boarded loft space, recessed lighting and UPVC double glazed window.

GARAGE

4.27m (14'0") x 2.49m (8'2")

With power light and electric roller front door. There is plumbing for an automatic washing machine a UPVC double glazed side window and courtesy fire door to the kitchen.

GARDENS

There is a valuable blocked paved driveway to the front with raised flower bed and hedging to the far perimeter. In the Agent's opinion the rear garden forms one of the main attractions enjoying one of the largest plots in the locality, professionally landscaped with a west facing rear garden with turfed lawn, raised beds and gravel borders. It has fencing to the perimeters, combined with hedging ensuring privacy for the present owners.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected, and broadband speeds and availability can be accessed via the Ofcom checker website. Central heating comprises radiators as detailed above connected to the gas central heating boiler located in the Kitchen. The property has the benefit of UPVC framed double glazing with the front of the house being recently replaced. The property falls under the jurisdiction of the North East Lincolnshire Council, and the Council Tax Band is B. The tenure is Freehold. subject to Solicitors' verification.



SHOWER ROOM



DINING ROOM



CONSERVATORY



BEDROOM ONE

VIEWING

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

PERSONAL INTEREST

In accordance with the Estate Agents Act 1979 we are obliged to advise that the owner of this property is an employee at Martin Maslin Estate Agents.

LOCATION AND AMENITIES

St Francis Grove is a pleasant cul-de-sac, lying just off Keith Crescent. The property is within walking distance of local shops and amenities.



BEDROOM TWO



BEDROOM THREE



BATHROOM



GARDENS



GARDENS

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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