

MARTIN MASLIN

84 BARGATE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 4SR



Occupying a central position along Bargate, close to People's Park and the Town Centre a most impressive detached family home beautifully refurbished throughout. This home displays a wealth of sympathetic modern upgrades with an exceptional period charm. Featuring an impressive Entrance Hall where the Barley Twist staircase rises to a delightful First Floor Landing. The property offers two individual Reception Rooms including a generous Dining Room and Sitting Room with must have log burner. There is also a lovely refurbished Kitchen with built in appliances and a large Utility Room and a Cloakroom with w.c. Upstairs there are three generous Bedrooms, the Principle Suite boasts a fabulous Ensuite Shower Room whilst the Main Bathroom has been tastefully modernised. Set back from the Road No 84 enjoys a large gravel driveway screened by wrought iron gates, with an additional generous further concealed driveway to the side. The Rear Garden is delightful, featuring an Indian Sandstone Patio and valuable summer house ideal for many uses.

£293,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

RECEPTION HALL

An impressive entrance area from where the staircase with barley super twist spindle balustrade leads to the first floor. There is an under stairs cloaks cupboard housing the Ideal gas boiler and the hall is enhanced by half panelling and an ornate column radiator.

DINING ROOM

4.40m (14'5") x 4.39m (14'5") into bay

An excellent room with twin side windows for additional natural light and glazed doors linking to the Sitting Room. The bay window looks out to the front of the house.

SITTING ROOM

3.60m (11'10") x 4.91m (16'1") to the windows

An elegant room featuring a rustic brick fireplace with a substantial timber mantel and multi fuel burning stove. Glazed double doors open to the garden and there is a vertical radiator.

KITCHEN

3.48m (11'5") x 2.84m (9'4")

Comprehensively equipped with a range of cream wall and base units with granite effect worktops incorporating a single drainer 1.5 bowl white ceramic sink unit. Built-in appliances comprise a Zanussi electric oven, a ceramic hob with extractor above, a fridge and freezer and a slimline dishwasher. There are exposed brick walls and part tiling and there is a central heating radiator.

UTILITY ROOM

2.82m (9'3") x 2.26m (7'5")

With units matching those in the kitchen, a single drainer white sink, a central heating radiator and a door leading outside.

CLOAKROOM

Conveniently positioned off the utility room and with a white W.C and handbasin and provision for a washing machine.

LANDING

A galleried style landing with wall light points and sizeable window illuminating the staircase.

MASTER BEDROOM

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

Located at the rear of the property, featuring a range of part mirrored grey woodgrain wardrobes and drawers. A door opens to the ensuite Shower Room and there is a central heating radiator.

ENSUITE SHOWER ROOM

2.92m (9'7") x 1.96m (6'5")

An excellent size facility with fully tiled walls and a white suite comprising a W.C, a bidet, a wide marble topped vanity unit basin and a quadrant shaped shower enclosure with a Triton mains shower with a pump. Central heating radiator.



RECEPTION HALL



DINING ROOM



SITTING ROOM



KITCHEN

BEDROOM TWO

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

Located at the front of the property and with a central heating radiator.

BEDROOM THREE

2.87m (9'5") x 2.34m (7'8")

Located at the front of the property and with a central heating radiator.

FAMILY BATHROOM

2.84m (9'4") x 2.49m (8'2")

Of impressive size and featuring a white suite comprising a panel bath with mixer/rinser tap, a pedestal washbasin, a W.C, and a recessed shower cubicle with a Triton mains shower with a pump. The walls are fully tiled and a cupboard used as an airing cupboard and houses the hot water cylinder. Central heating radiator.

GARDEN ROOM/SUMMER HOUSE

4.88m (16'0") x 2.87m (9'5")

A flexible extra room in the garden with scope to use for hobbies, work from home space etc. The walls are pine panelled and there is electric light and power.

OUTSIDE

The house stands within rectangular shaped gardens which are laid to grass at the front with a sizeable 'L' shaped gravelled driveway and parking area. Double gates enclose a further parking area to the side of the house whilst the rear garden is mainly paved for ease of maintenance. There are raised vegetable planters and two garden sheds and a particularly notable feature is the gothic style stone effect wall to the southern side of the house.

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 Ideal gas boiler in the understairs cupboard and the property has the benefit of uPVC framed double glazing and a security alarm. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band D. The tenure is Freehold subject to solicitors verification.

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

Located on Bargate, close to Westward Ho, the property lies within easy reach of Grimsby Town centre and numerous educational establishments. Regular buses serve the area and the popular People's Park is only a five minute stroll away.



UTILITY ROOM



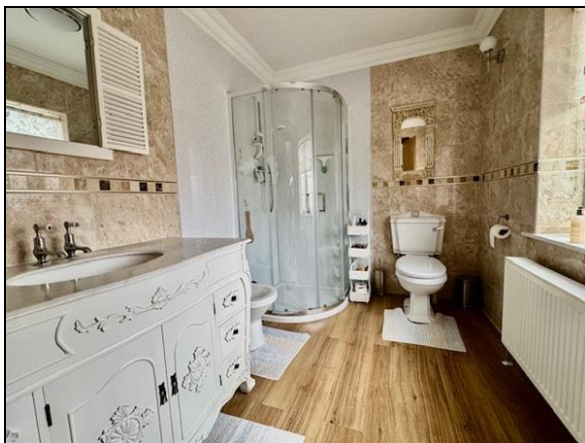
CLOAKROOM



LANDING



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



GARDEN ROOM/SUMMER HOUSE



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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