

# MARTIN MASLIN

9 WEELSBY ROAD  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN32 0QA



Standing within wonderful gardens of around one quarter of an acre, this classic semi detached residence is believed to date from 1923 and offers lovely accommodation perfect for the family buyer. Almost screened from the road by tall palms and established trees the property comprises: Reception Hall, Front Sitting Room with beautiful mahogany fireplace, Living Room, Utility/Cloakroom, excellent Dining Kitchen with a comprehensive range of cream units, range cooker and space for a farmhouse style dining table, Landing, three well proportioned double Bedrooms, Study/Nursery with a door to the balcony, Bathroom with whirlpool bath and separate Shower Room. The gardens are truly amazing and include lawns, a brick Garage (accessed from the front) a substantial brick Workshop/Store (which could be opened up for vehicles via the rear roadway) a fishpond, a summerhouse, established trees and shrubs and so much more. A rare opportunity - viewing recommended. EPC rated D.

£325,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

**THE ACCOMMODATION COMPRISES:-**  
**GROUND FLOOR**  
**ENTRANCE LOBBY**

**RECEPTION HALL**

A welcoming entrance area with a wood block floor and from where the staircase with spindle balustrade leads to the first floor. There is a central heating radiator and a useful understairs storage cupboard.

**SITTING/DINING ROOM**

**4.27m (14'0") x 3.96m (13'0")**

A lovely room at the front of the house featuring a superb tall mahogany fireplace with a mirror and an open fire grate. Glass fronted cabinets and open shelves are positioned each side of the fireplace and there is a central heating radiator.

**LIVING ROOM**

**4.27m (14'0") x 4.01m (13'2")**

Featuring a traditional style firesurround with a wood burning stove and shelves and cupboards to one side. An additional window provides extra natural light and there is a central heating radiator.

**UTILITY/CLOAKROOM**

**2.31m (7'7") x 1.83m (6'0")**

With wall and base cabinets, an inset stainless steel sink, a white w.c. and a wall mounted Viessmann gas boiler.

**DINING KITCHEN**

**3.66m (12'0") x 5.94m (19'6")**

A wonderful family size Dining Kitchen equipped with a comprehensive range of classic cream wall and base cabinets with a combination of granite and butchers block style worksurfaces and a ceramic sink. A wide recess with extractor above accommodates the Stoves range cooker and there is a large corner fridge. French doors open to the rear garden and there is a slate tiled floor and a central heating radiator.

**FIRST FLOOR**

**LANDING**

With access to the boarded loft space.

**BEDROOM ONE**

**4.27m (14'0") x 4.01m (13'2")**

Positioned at the front of the house and including an excellent range of pine furniture including wardrobes and a chest of drawers. There is a central heating radiator.

**BEDROOM TWO**

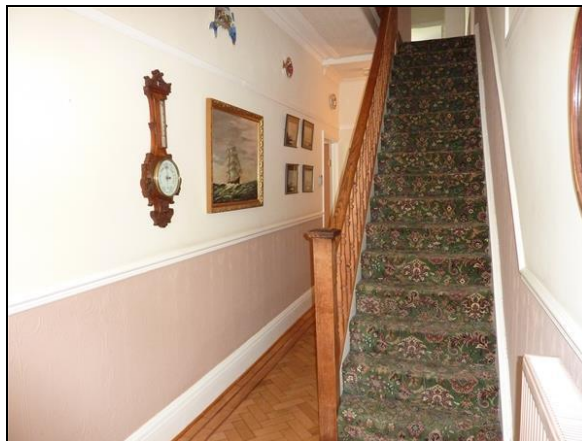
**4.27m (14'0") x 4.01m (13'2")**

A good double bedroom with a triple wardrobe and a central heating radiator.

**BEDROOM THREE**

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

With a dado rail and a central heating radiator.



RECEPTION HALL



SITTING/DINING ROOM



SITTING/DINING ROOM



LIVING ROOM



### STUDY/NURSERY

1.78m (5'10") x 1.75m (5'9")

A useful extra room with a central heating radiator and a door opening to the front balcony.

### BATHROOM

2.44m (8'0") x 2.26m (7'5")

Part tiled and with a white suite comprising a whirlpool bath, a concealed cistern w.c. and a semi recessed washbasin. There is a white cabinet unit for toiletry storage plus inset ceiling lights and a heated towel warmer.

### SHOWER ROOM

2.26m (7'5") x 1.83m (6'0")

Half panelled and part tiled and with a white suite comprising a w.c, a semi recessed wash basin with cupboard beneath and a Daryl corner shower enclosure with a Triton T80 electric shower. Heated towel warmer.

### OUTSIDE

The house stands within beautiful gardens which extend to around one quarter of an acre in total. To the front there is a concrete driveway and a gravelled parking space and double gates open through to a paved inner driveway and the single Garage (16'10" x 9'9"). At the bottom of the garden there is a sectional concrete former Garage (16'9" x 9'0") and a flexible brick building (18'10" x 15'0") which could be put to many uses as a workshop, hobby space etc. Reinstatement of the original vehicular access to these two buildings (utilising the roadway at the rear) would allow them to be used for cars, vans etc. again. The rear garden features extensive lawns, a diverse variety of trees and shrubs, a lovely pond, a contemporary style summerhouse, raised decking, further stores, two greenhouses and a dedicated vegetable garden.

### GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Viessmann gas boiler in the Utility Room and the property has the benefit of uPVC framed double glazing (except the balcony door) and a security alarm system. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band C. 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

Weelsby Road is ideally located for the facilities of central Grimsby including educational establishments, regular bus services and the delightful Peoples Park just a short stroll away.



LIVING ROOM



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE





BEDROOM TWO



BEDROOM THREE



BATHROOM



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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