

MARTIN MASLIN

14 CLEMATIS AVENUE
HEALING
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7JJ



Welcome to this absolutely stunning detached family home, occupying a corner position on this popular development in Healing. Built originally by Bloor Homes to their Welsford (design) in 2000.

The property has been beautifully updated and redesigned especially in the last three years to include fashionable decor, porcelain tiled flooring, a fabulous open plan Living Kitchen and two modern Bathrooms. Outside the gardens have been landscaped whilst soffits and fascias have been replaced, and an updated boiler recently installed in 2025. Accommodation includes an Entrance Hall which leads to the first floor, the comfortable Lounge with its modern fireplace and double doors opening into a superb 22'0" open plan Living Kitchen, complete with a host of integrated appliances. Beyond is a Utility Room and a smart Cloakroom with w.c, upstairs there are four excellent sized Bedrooms including the Principal Suite resembling a 'Hotel Room' (with its fitted wardrobes and modern ensuite Shower Room). As mentioned the walled rear garden is delightful enjoying its own South Facing aspect, featuring a large patio and shaped lawn, whilst to the front a double width driveway leads to an integral Garage with an electric roller front door. A real gem not to be missed. EPC rated D.

£325,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

With a tiled Entrance Porch and a front door leading directly into the Reception Hall.

RECEPTION HALL

3.76m (12'4") x 1.96m (6'5")

A bright and inviting Entrance Hall where the balustrade and spindle staircase rises to the first floor level. A beautiful polished porcelain tiled floor flows through into the main ground floor areas. It has a useful understairs storage cupboard and a radiator with fretted cover, coving to the ceiling and complimentary dado rail.

LOUNGE

5.11m (16'9") x 3.53m (11'7")

A relaxing room featuring a stunning marble fireplace with pelmet down lighting housing a modern electric fire. Tastefully decorated with an accented wall with coving to the ceiling, a radiator and a uPVC double glazed bay window overlooking the front garden and driveway.

LIVING KITCHEN

6.71m (22'0") x 3.15m (10'4")

A stunning white high gloss Kitchen, featuring handleless units with soft close facility. Complimentary worksurfaces incorporate a one and a half bowl sink with mixer spray tap and matching upstands. The Kitchen worktops form a breakfast bar for entertaining with underlighting to the units. A host of integrated appliances include a five ring wok style hob with modern extractor fan and light over, double fan assisted oven and grill, integrated microwave and a built-in dishwasher. The polished porcelain tiled floor flows effortlessly through into a Dining Area with space for a table and chairs with a further accented wall. There are glazed doors from the Dining Room and French double glazed doors giving views and access onto the rear garden.

UTILITY ROOM/REAR LOBBY

1.85m (6'1") x 1.37m (4'6")

Fitted with a range of high gloss cabinets, with complimentary worksurfaces providing space for a tall fridge freezer and plumbing for a washing machine.

CLOAKROOM

A modern fitted Cloakroom with high gloss white furniture, featuring an offset sink with mixer taps and push button back to wall w.c.

FIRST FLOOR LEVEL LANDING

With a built-in airing cupboard housing an unvented tank with shelf space. All rooms lead directly as follows.

PRINCIPAL BEDROOM ONE

3.91m (12'10") x 3.73m (12'3") extending to 18'4"

A fabulous Principal resembling a 'Hotel Suite'. There is a radiator and two double glazed front windows.



RECEPTION HALL



LOUNGE



LOUNGE



LIVING KITCHEN

ENSUITE SHOWER ROOM

2.39m (7'10") x 2.34m (7'8")

A modern Shower Room with a large walk-in tiled shower with a thermostatic unit and drencher head, built in vanity unit with oval sink and a separate w.c. There is a laminate floor, with a chrome heated towel rail, an extractor fan, shaver point and a uPVC double glazed front window.

BEDROOM TWO

3.12m (10'3") to wardrobe x 2.74m (9'0")

A lovely guest Bedroom with built-in wardrobes an accent wall and radiator. There is a double glazed window overlooking the rear garden.

BEDROOM THREE

2.67m (8'9") x 2.67m (8'9")

A lovely Bedroom with a built-in storage cupboard, radiator and double glazed window overlooking the rear garden.

BEDROOM FOUR

2.51m (8'3") x 2.08m (6'10") to wardrobes

Another good sized Bedroom, built-in mirrored sliding wardrobes, radiator and double glazed window overlooking the rear garden.

FAMILY BATHROOM

2.51m (8'3") x 2.26m (7'5")

A spacious part tiled Bathroom, with a white suite comprising P shaped bath, curved glass screen, shower and drencher head over. Fitted with built-in furniture with a push button back to wall w.c, semi recessed wash handbasin with mixer tap and chrome heated towel rail, an extractor fan, shaver point and double glazed side window.

OUTSIDE

The property occupies a lovely position on the corner of Clematis Avenue and Snowdrop Close. The property benefits from a double width driveway to the front with neat shaped lawns, set behind a mature hedged boundary. In the Agents opinion the rear garden forms one of the main attractions with this lovely south facing aspect, attractively designed with a shaped lawn around paved patio spanning the width of the house. The colourful garden, is well stocked with plants and shrubs, screened by a high brick wall, with a useful workshop in one corner and fencing to the perimeters.

INTEGRAL GARAGE

5.23m (17'2") x 2.34m (7'8")

With power and light, work top with vent for tumble dryer, electric roller front door and further courtesy side door.



LIVING KITCHEN



LIVING KITCHEN



PRINCIPAL BEDROOM ONE



PRINCIPAL BEDROOM ONE

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal Logic plus heat central heating boiler located in the Garage, installed on the 5th February 2025. The property has the benefit from uPVC framed double glazing. It falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band D. The property has a fitted burglar alarm system. The tenure is Freehold subject to Solicitors verification.

VIEWING

Strictly via appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and our Martin Maslin website.



BEDROOM TWO



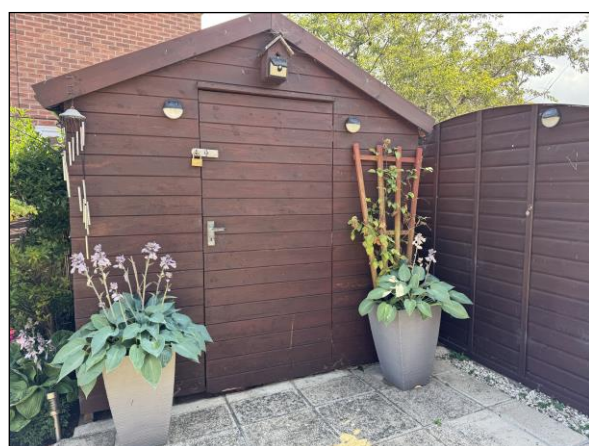
BEDROOM THREE



BEDROOM FOUR



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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