

MARTIN MASLIN

6 ELM LANE
LACEBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7ST



Found tucked away in the corner of Elm Lane is this attractive and well designed four Bedroom detached family home. Enjoying a private west facing rear garden with an integral Garage and shared driveway. The property offers spacious family accommodation benefitting from a gas central heating system and double glazing. Accommodation includes an Entrance Hall with downstairs Cloakroom, two good sized reception rooms including a pleasant bay fronted Dining Room and lovely sized rear Lounge with patio doors onto the garden. It has a breakfast Kitchen with painted cabinets, complimentary worktops and breakfast bar with an exterior door leading onto a useful covered/lean to. Upstairs there are four reasonable sized Bedrooms including principal with ensuite Shower Room and further Family Bathroom. The house enjoys a westly facing rear garden with patio and lawn, screened by mature trees and fencing. The property requires some slight updating which is reflected in the asking price and viewing is highly recommended. EPC rated C.

£249,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE PORCH

With a double glazed front door opening directly into the Hallway.

HALLWAY

A good sized Hallway featuring a laminate floor with radiator and staircase to the first floor. With a further integral door leading into the Garage.

CLOAKROOM

Comprising low flush w.c, pedestal wash handbasin and radiator.

DINING ROOM

4.06m (13'4") into bay x 2.62m (8'7")

A pleasant front Dining Room with double glazed bay front window. It has a fashionable laminate floor and a radiator.

LOUNGE

4.37m (14'4") x 4.29m (14'1")

A lovely square shaped room with double glazed French doors opening onto the rear garden. Featuring a central freestanding fireplace with electric fire and radiator.

KITCHEN

4.67m (15'4") x 2.59m (8'6")

Breakfast Kitchen with painted units and worktops including a breakfast bar. There is a one and a half bowl sink with mixer taps, freestanding cooker with an overhead extractor fan and plumbing for a washing machine. The Kitchen has dual aspect windows to the side and rear and a further double glazed exterior door giving access to a useful covered/rear lean to.

LANDING

With airing cupboard housing a hot water tank and shelves, radiator and access to the loft space. All rooms lead directly as follows.

BEDROOM ONE

4.29m (14'1") x 3.58m (11'9")

A large double Bedroom with a radiator and double glazed front window.

ENSUITE SHOWER ROOM

Comprising low flush w.c, vanity unit with wash hand basin and shower cubicle with thermostatic shower. It has a radiator and a double glazed window.

BEDROOM TWO

3.35m (11'0") x 2.90m (9'6") to wardrobe

A good sized double Bedroom with a radiator, built in wardrobe and double glazed rear window.



ENTRANCE PORCH



HALLWAY



DINING ROOM



LOUNGE

BEDROOM THREE

3.51m (11'6") x 2.57m (8'5")

A pleasant front Bedroom with a radiator and double glazed window.

BEDROOM FOUR

3.56m (11'8") x 2.13m (7'0")

With a radiator and double glazed rear window.

BATHROOM

2.59m (8'6") x 1.52m (5'0")

Fully tiled with white suite comprising low flush w.c, wash handbasin and panel bath. There is a radiator and double glazed window.

OUTSIDE

The property is approached via a shared driveway, with parking for two cars and hedging to the front boundaries screening the roadside. A side path leads on to a pleasant west facing rear garden with paved patio and raised lawn, it has mature trees and fencing to the perimeters.

GARAGE

5.38m (17'8") x 2.51m (8'3")

An integral Garage with power and light, a wall mounted combination central heating boiler and courtesy door in to the Hallway.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected. Broadband speeds are available and can be accessed via the Ofcom's checker website. Central heating comprises radiators as detailed above connected first floor connected to the Logic Heat H18 central heating boiler located in the Garage. The property has the benefit from UPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council, and the Council Tax Band is D. The tenure is Freehold - subject to solicitors' verification.

VIEWINGS

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



LOUNGE



KITCHEN



KITCHEN



BEDROOM ONE



ENSUITE SHOWER ROOM



BEDROOM THREE



BEDROOM FOUR



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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