

MARTIN MASLIN

2 CHELSEA WALK
CLEETHORPES
NORTH EAST LINCOLNSHIRE
DN35 0QP



Martin Maslin have the pleasure in presenting this three/ four Bedroom detached property occupying a lovely position at the entrance of Chelsea Walk, a pleasant cul-de-sac with access to Cleethorpes Country Park. Offering well proportioned and versatile family living accommodation comprising Hallway, Cloakroom, Breakfast Kitchen fitted with a breakfast bar, a large Lounge with French doors to the Sun Room overlooking the private rear garden, there is also a second Reception Room which can be used as a fourth Bedroom, as there is a downstairs w.c./ensuite off this room. To the first floor, there are three good-sized Bedrooms and a large Family Bathroom. Benefiting from gas central heating and uPVC double glazing. Outside the front of the property is an open plan driveway providing parking for two vehicles and leading to an integral Garage. Rear Garage with lawn and decking area. Viewing Highly Recommended.

£285,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE PORCHWAY

ENTRANCE HALLWAY

Access is via a composite door into the Hallway with wood-effect laminate flooring, under-stairs storage cupboard and a radiator. Carpeted return staircase with full height ceiling and uPVC double-glazed windows giving ample natural light.

LOUNGE

Large living space, with wood-effect laminate flooring, decorative coving to ceiling and radiator. UPVC double-glazed window to the side elevation and front of the property, with French doors leading to the Sun Room.

BREAKFAST KITCHEN

Situated to the rear of the property, a well-appointed Kitchen fitted with wall and base units having complementary work surfaces incorporating a breakfast bar and inset sink/drainage with a chrome mixer tap. Tiled flooring, radiator, uPVC double glazed windows to the front and side elevation.

SUN ROOM

With continued tiled flooring from the Kitchen, this Sun Room also leads off the Lounge via French doors. This is a fabulous space for relaxing while enjoying the breeze via the uPVC French doors to the rear garden, radiator and uPVC double glazed windows overlooking the garden.

FOURTH BEDROOM/SECOND RECEPTION ROOM

Continued wood effect laminate flooring coming off the Hallway, this is an excellent space as a fourth Bedroom or an additional reception room. There are two uPVC double-glazed windows, one to the front and a large window to the side elevation. There is also the benefit of having an ensuite off this "Bedroom" or it can be used as a downstairs Cloakroom.

ENSUITE/CLOAKROOM

Incorporating a wash handbasin, vanity unit with illuminated mirror over, low flush w.c and shower cubicle.

LANDING

A large open landing with a large storage cupboard and carpeted flooring.

MASTER BEDROOM

Good sized double Bedroom, with uPVC double glazed windows to the front and side elevation, radiator, a range of fitted wardrobes, carpeted flooring and wall mounted TV point.



LOUNGE



LOUNGE



BREAKFAST KITCHEN



SUN ROOM

BEDROOM TWO

A second double Bedroom with a uPVC double glazed window to the rear elevation. Benefiting from a range of fitted wardrobes, radiator and carpeted flooring.

BEDROOM THREE

A good sized third Bedroom with a uPVC double glazed window to the front elevation, wooden flooring and a radiator.

FAMILY BATHROOM

A large bathroom with fitted storage/vanity incorporating a wash handbasin with chrome mixer tap and illuminated mirror over, w.c with concealed cistern, panelled bath with chrome mixer tap with thermostatic shower over and glazed screen. Tile affect flooring and tiled walls. Recessed ceiling lights, towel radiator, extractor fan and a uPVC obscure glazed window to the side elevation.

OUTSIDE

Occupying a fantastic position at the entrance of Chelsea Walk, a pleasant cul de sac with pedestrian access to Cleethorpes Country Park. The property has an open plan front garden, driveway providing parking for two vehicles. Side gate leading to rear garden with lawn and planted borders. Timber decking with summer house (with electric), patio area along with hot tub area (hot tub available via separate negotiation) with wooden gazebo. Providing an outdoor dining and seating area, and fencing to the boundaries.

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. The property falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band C. The tenure is Freehold subject to Solicitors verification.

VIEWINGS

Strictly via appointment through the Agents on Grimsby 311000.



SUN ROOM



FOURTH BEDROOM/SECOND



LANDING



LANDING



MASTER BEDROOM



BEDROOM TWO



BEDROOM THREE



FAMILY 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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