

MARTIN MASLIN

14 EDINBURGH DRIVE
HOLTON-LE-CLAY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5DF



Martin Maslin Estate Agents are delighted to offer for sale this superbly spacious four-bedroom detached family home. Offering lots of space on the ground floor with a large bow-fronted Lounge, stunning Breakfast Kitchen, and a stunning Sun Room/Conservatory overlooking the beautiful rear garden. To the first floor, there are four fantastically sized Bedrooms and a modern family Bathroom.

This is a great opportunity for a buyer to purchase a lovely family home, within the village of Holton le Clay. Just ready for someone to come in and make it their own and create a home for years, this property comes with viewing highly advised.

The village itself boasts a wide variety of local amenities with schools for children of all ages, shops, bus links and great road links.

With front and rear gardens, a Garage, gated driveway and secure off road parking.

£310,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE HALL

Entering the property reveals a welcoming Hallway with a window to the side elevation, a radiator, and carpeted floor.

LOUNGE

A spacious bow-fronted Lounge with a window to the front elevation, coving to the ceiling, radiator and carpeted floor. There is also a feature fire place.

WC

The WC has an opaque window to the side elevation, radiator, and tiled flooring, space and plumbing for a washing machine. There is also a push flush WC and wash handbasin.

KITCHEN

Stunning shaker style breakfast Kitchen with complementary worktops incorporating a ceramic one and a half bowl sink and drainer, with mixer tap, integrated dishwasher and space for a range oven or arger. The Kitchen has a window to the rear elevation, a radiator and stylish tiled flooring. UPVC doors leading to the Sun Room/Conservatory.

SUN ROOM

An excellent addition to the already spacious home, with uPVC double-glazed windows overlooking the rear garden, radiator, tiled flooring, and uPVC patio doors leading to the garden.

FIRST FLOOR LANDING

Return staircase leading to the first floor, with double-glazed window to the side elevation, access to the loft, and a carpeted floor.

BEDROOM ONE

Excellent-sized double Bedroom with a window to the front elevation, picture rail, a radiator and a carpeted floor.

BEDROOM TWO

Second double Bedroom, with a window to the rear elevation, picture rail, a radiator and a carpeted floor.

BEDROOM THREE

Third double Bedroom, a window to the rear elevation picture rail, radiator and a carpeted floor.

BEDROOM FOUR

Fourth double Bedroom, a window to the front elevation, picture rail, radiator and a carpeted floor.

BATHROOM

The Bathroom has an opaque window to the rear elevation, modern floor to ceiling stylish tiles, a heated towel rail and vinyl flooring. Stylish role top bath, there is also a superb suite with a WC, basin, and a shower cubicle.



ENTRANCE HALL



LOUNGE



LOUNGE



KITCHEN

GARAGE

With an electric roller door, window to the side elevation and electrics.

OUTSIDE

With a long driveway to the front providing ample off-road parking and beyond wrought iron gates leading to a secure driveway, also leads to a detached Garage. There is also a lawn to the front with established shrubs. The rear garden is enclosed by perimeter fencing with a patio area ideal for alfresco dining, a stunning well thought of garden with lots of established shrubs and a slate pathway.

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. It falls within the jurisdiction of East Lindsey District Council and is in Council Tax Band D. The tenure is Freehold subject to Solicitors verifications.

VIEWINGS

Strictly via appointment through the Agents on Grimsby 311000.



KITCHEN



KITCHEN



SUN ROOM



SUN ROOM



FIRST FLOOR LANDING



BEDROOM ONE



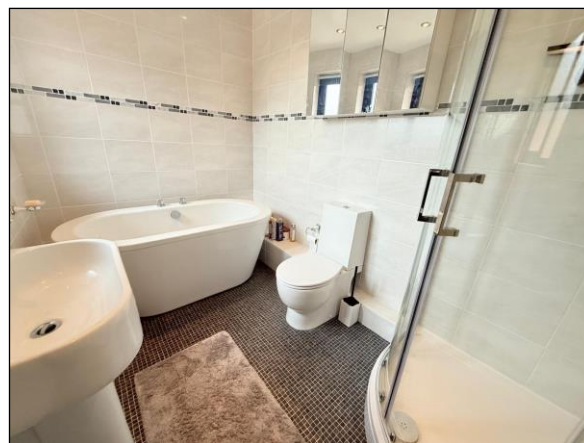
BEDROOM TWO



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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