

MARTIN MASLIN

35 COLLEGE STREET
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 4TN



Located within the prestigious and convenient suburbs of central Grimsby, this striking bay fronted FOUR Bed Semi-detached home effortlessly combines the powerful character of well-maintained period features with the convenience and luxury of modern refurbishment.

Ideal for families, whether new, growing, or established, the house boasts an extended ground floor which provides ample reception space in the form of a bay fronted lounge and a separate dining room with patio doors to the rear garden. The ground floor is enhanced yet further by the inclusion of a spacious fitted kitchen. The trend of flawless presentation continues upstairs, where we find three bedrooms to the first floor, two of which are a comfortable double size, and a family bathroom completed with a white three-piece suite in keeping with the period charm of the home around it.

The added bonus to this house is to the second floor, where you will find a superb double bedroom.

The garden wraps around the three sides of this wonderful home with easy maintainable gardens, ideal for relaxing or entertaining. Beyond this lies the detached garage which has been converted to a work-from-home salon. This could quite easily be returned to a garage, or used as an office, bar or various other uses.

£240,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE HALL

Arched Gothic-style oak Entrance door. Spacious and welcoming hall. Central heating radiator. Tile effect cushion vinyl flooring, and coving to the ceiling. Staircase leading to the first floor with a storage cupboard underneath.

LOUNGE

Spacious and neutrally decorated lounge with a feature fire surround incorporating a living flame gas fire. A superb bay window to the front elevation, and a central heating radiator.

DINING ROOM

A fabulous-sized dining room, stylishly decorated with oak-effect laminate flooring. Central heating radiator. French style patio doors leading to the rear garden.

KITCHEN

Fitted wall and base units with complementary worktops over incorporating a stainless steel sink with mixer tap. Cooker point. Central heating radiator. Double-glazed windows to the side elevation and two Velux windows to add that additional light. Tile effect cushion vinyl flooring. Entrance door leading to the rear garden.

LANDING

Return staircase with double-glazed windows to the side elevation. Second staircase to the second floor.

BEDROOM ONE

Built-in wardrobes. Central heating radiator. Double Glazed window to the front elevation, and laminate flooring.

BEDROOM TWO

An excellent second double, bay fronted window, central heating radiator. And fitted wardrobes. Laminate flooring.

BEDROOM THREE

A good size box room with a central heating radiator. Double-glazed window to the side elevation. Laminate flooring.

BEDROOM FOUR

A fabulous double bedroom, central heating radiator, and three Velux windows.

SHOWER ROOM

Walk-in double shower cubicle with glass screen. Wash hand basin. Close-coupled WC. Central heating radiator. Two double-glazed windows, one to the side and one to the rear. Tiling walls and laminate flooring.



ENTRANCE HALL



LOUNGE



DINING ROOM



KITCHEN

EXTERNALLY

Low maintenance with a boundary wall and gated vehicle access, and stylishly gravel areas. To the side, there is a driveway, providing secure, off-road parking. To the side and rear, there are further low-maintenance gardens with patio areas.

GARAGE/SALON

As mentioned, the garage has been converted into a "work from home Salon." this is stylishly done with a fantastic finish. Laminate flooring and Windows to the side and front elevation. Electric radiators, WC, and storage cupboard with space and plumbing for a washing machine and tumble dryer. Loft access.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Central heating comprises radiators as detailed above. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band B. The tenure is Freehold subject to solicitors verification.

VIEWINGS

By appointment through the Agents on Grimsby 311000.



KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



SHOWER ROOM



EXTERNALLY



EXTERNALLY

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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