

MARTIN MASLIN

32 FOXGLOVE GARDENS
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 5XN



Found in this pleasant block paved cul-de-sac lying just off Peterhouse Road. A popular semi detached house with generous driveway and pleasant rear garden. Ideal for first time buyer or investor offered for sale with no chain, benefitting from a gas central heating system and uPVC double glazing.

This lovely home is economical to run and easy to maintain. Presented in reasonable order throughout. Accommodation includes an entrance porch, a lounge with open plan staircase to the first floor and feature fireplace and a well fitted kitchen with French uPVC double glazed doors opening onto the rear garden. Stairs and landing serves two good sized bedrooms and a modern shower room with a large walk in designer tiled shower.

The property has an attractive rear garden with decking and patio, ideal for the summer months. Offers invited around £119,000. EPC Rating - D

£119,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

Double glazed front entrance door, leading into a small porch.

LOUNGE (INCLUDING STAIRCASE)

5.31m (17'5") x 3.66m (12'0")

A bright open plan room featuring a fashionable laminate floor where an open plan balustrade and spindle staircase rises to the first floor. It features a central fireplace with polished surround marble inlay and living flame style gas fire. It has a complimentary dado rail, a useful under stair storage cupboard, a radiator and a uPVC double glazed front window.

KITCHEN

3.66m (12'0") x 2.06m (6'9")

Fitted kitchen with a range of limed oak fronted cabinets, complimentary work services and sink unit. Built inn appliances include a four ring gas hob with over extractor fan and single oven. there is plumbing for an automatic washing machine with work service space.

KITCHEN

The kitchen has a gas central heating boiler and French uPVC double glazed French doors, providing views and access onto the rear garden.

LANDING

With access to the loft with a pull down ladder, power and lights.

BEDROOM ONE

3.66m (12'0") x 3.00m (9'10")

A pleasant bedroom facing the rear garden with radiator and uPVC double glazed window.

BEDROOM TWO

3.66m (12'0") x 2.74m (9'0")

A built in airing cupboard housing hot water cylinder tank and shelves. It has a radiator and a uPVC double glazed front window.

BATHROOM / SHOWER ROOM

Modern shower room featuring a walk-in shower with fixed glass screen and shower units. There is a back to the wall w.c. and built in vanity wash hand basin, it also has a towel rail.

OUTSIDE

Property has an open plan front lawned garden with a paved driveway providing valuable off-road parking for two cars. The rear garden is well screened by fencing to the perimeter, featuring a corner decked area, shaped lawn and patio. There is a timber shed useful for garden storage.



ENTRANCE



LOUNGE (INCLUDING STAIRCASE)



KITCHEN



KITCHEN

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected. Broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators detailed above, connected to the valent eco fit pure gas central heating boiler located in the kitchen. The property is a benefit of uPVC framed double glazing. It falls within the jurisdiction of the North East Lincolnshire Council and is council tax band B. The tenure is freehold subject to solicitors verification.

VIEWINGS

Strictly via appointment through the agents in Grimsby 311000.

FURTHER INFORMATION

A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



BEDROOM ONE



BEDROOM TWO



BATHROOM / SHOWER



OUTSIDE



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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