

MARTIN MASLIN

38A LAMBERT ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0HT



ONLY PART OF THE PROPERTY SHOWN IN THE PHOTOGRAPH IS OFFERED FOR SALE

A charming and quirky three Bedroom maisonette converted from a semi-detached house.

Situated within the heart of the town centre offering spacious and individual character accommodation. Close to Peoples Park lying just off Abbey Park Road, the property offers an abundance of unique features which stand out as something truly special whilst being complimented by a large mature South facing rear garden. Accommodation includes a private Entrance Hall and staircase, a Dining Kitchen offering generous space ideal for entertaining, a superb Living Room with character including a log burning stove and small study area. Leading off is a garden room offering lovely views over the grounds. Upstairs are three versatile and well proportioned Bedrooms, a modern Bathroom and separate Shower Room. The property is offered with immediate vacant possession with no onward chain. A unique home not to be missed.

Offers around
£110,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

SIDE ENTRANCE DOOR

Gives direct access into the Hallway, where the staircase leads to the first floor.

DINING / KITCHEN

3.66m (12'0") x 2.44m (8'0") EXTENDING TO 19'8"

An open plan Dining Kitchen featuring a quarry tile floor. The Dining area has two double glazed windows and an electric wall heater.

DINING / KITCHEN

The Kitchen is fitted with a range of shaker style cabinets in a light cream finish with complimentary light wood grain laminate work tops. Incorporating a stainless steel circular sink with mixer taps and tiled splashback. Built in appliances include a Cooke & Lewis induction hob with an overhead extractor fan and light, a single Beko built in oven with microwave above. It has plumbing for a washing machine and dishwasher and an additional pull out larder cupboard. The Kitchen enjoys a uPVC window providing views onto a delightful rear Garden.

LIVING

4.88m (16'0") x 3.89m (12'9")

A spacious room with a high ceiling, original coving and complimentary picture rail. There's a prominent chimney breast housing a cast iron log burning stove set in to a tiled recess with a lime stone fire surround. It has an electric wall heater and features a beautiful original high window with single glaze door opening into the Garden Room.

STUDY

1.65m (5'5") x 1.52m (5'0")

The wood panel floor continues through into a small Study recess with an original parquet floor and an open storage area under the stairs.

GARDEN ROOM

3.96m (13'0") x 2.29m (7'6")

With a fashionable laminate floor, two single glazed windows and French doors opening onto the Garden.

LANDING

The Landing has a useful built in storage cupboard and access to the loft space.

BEDROOM ONE

3.91m (12'10") x 3.86m (12'8")

Facing the rear garden is a lovely Bedroom with high ceilings, cornice, picture rail and feature fire place and a panelled electric radiator. It has a double glazed uPVC window to the rear.



SIDE ENTRANCE DOOR



DINING / KITCHEN



DINING / KITCHEN



LIVING

BEDROOM TWO

4.88m (16'0") x 2.69m (8'10")

Another good sized Bedroom with dual aspect sash windows and a cast iron fire place. It has coving to the ceiling, built in storage cupboard and a fashionable laminate floor.

BEDROOM THREE

3.86m (12'8") x 2.39m (7'10")

A good sized third Bedroom showing views onto the rear garden, with a panelled electric radiator and double glazed uPVC window.

BATHROOM

3.23m (10'7") x 1.47m (4'10")

A modern white Bathroom comprising wash handbasin, vanity unit with pillar style tap and panelled bath with bar mixer shower. It has a glass screen with wall panelling and a chrome heated towel rail.

SHOWER ROOM

Situated off the Landing, a tiled Shower Room which has been disconnected.

OUTSIDE

In the Agents opinion the wonderful mature rear garden is sure to appeal to many as it offers individuality rarely found so close to town. Featuring a range of vivacious plants and shrubs creating colour throughout the year. With a generous paved patio for entertaining. The gardens enjoy a predominantly south facing aspect and also have walls and fencing around the perimeters.

GENERAL INFORMATION

Water electricity and drainage are connected, broadband speeds and availability can be accessed via the Ofcoms website. Central heating comprises accommodation of wall and radiator electric heating. The property benefits from uPVC framed double glazing and some original single glazing. It falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band A. The tenure is Leasehold subject to solicitors verification, Leasehold details to be advised.

VIEWINGS

Viewing is strictly by appointment through the agents on Grimsby 311000. A video walk through tour with commentary can be seen on Rightmove and the Martin Maslin website.



STUDY



GARDEN ROOM



GARDEN ROOM



LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



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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