

MARTIN MASLIN

3 FIELD HEAD ROAD
LACEBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7SS



An absolutely stunning detached family home built by McLean Homes to their Ebbington design. This exceptional property offers spacious and stylish accommodation in one of Laceby's most desirable residential locations. Former show house to development now beautifully enhanced with Haagensens wardrobes, quality Bathrooms and Kitchens, and set within lovely landscaped wall gardens. Features include a stylish new Entrance Porch serving a welcoming Reception Hall with designer Amtico floor. An excellent sized family Lounge with double doors to the Dining Room and elegant Conservatory with insulated roof, perfect for all year round. It is a smart modern Kitchen with contemporary finishes, equipped with appliances and a good sized matching Utility Room. Upstairs are four excellent Bedrooms each with high quality wardrobes including master with ensuite, Shower Room and further modern Family Bathroom. Tastefully decorated throughout the property is ready to move straight in to. Set within lovely landscaped gardens and an extra wide driveway offering generous parking with an integral Garage. A must see property - early viewing recommended. No Chain.

£305,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

Accommodation

PORCH

A smart and enclosed Entrance Porch added within the last five years, featuring a beautiful tiled floor and walls with uPVC side panel windows and composite front door.

ENTRANCE / HALL

With uPVC double glazed front door giving direct access to a welcoming Hallway with paneling to dado height and a spindle staircase leading to the first floor. Complimented by designer Amtico floor coving to the ceiling and radiator with fretted cover.

CLOAK ROOM

A modern white two piece Cloakroom comprising close w.c pedestal wash hand basin and radiator. It has an extractor fan and an Amtico floor covering.

LOUNGE

5.92m (19'5") x 3.25m (10'8")

A generous family room featuring a stunning polished marble fire place housing a living flame gas fire. Tastefully decorated with an accent wall, an oriel bay side window a further double glazed front bay window. It has coving to the ceiling and two radiators. It has glazed double doors opening to the Dining Room.

DINING ROOM

3.66m (12'0") x 3.07m (10'1")

A pleasant room adjoining the Conservatory, tastefully decorated with coving to the ceiling complimentary dado rail and radiator. French double glazed doors open further into the Conservatory.

CONSERVATORY

3.61m (11'10") x 3.56m (11'8")

An excellent sized Conservatory built on a brick base featuring a modern laminate floor. It has double glazed uPVC windows a panelled insulated roof and French double glazed doors opening onto the rear garden.

KITCHEN

4.70m (15'5") x 2.95m (9'8") WIDENING TO 13'1"

A well designed Kitchen with a smart range of white shaker style cabinets and complimentary chrome handles. It has deck wash laminate grey worktops feature matching upstands to the walls and window sills and incorporates a one and half bowl ceramic sink with mixer taps. There is underlighting to the units, whilst the Kitchen is well equipped with a range of high quality appliances. Including a five ring wok style hob with an overhead extractor fan and light, single oven and grill integrated dishwasher, fridge and a slimline wine cooler. A tile floor flows through into the Kitchen and Utility area and has LED kickboard lighting. There are two radiators, an integral door to the Garage and two uPVC windows overlooking the Gardens.



PORCH



ENTRANCE / HALL



CLOAK ROOM



LOUNGE

UTILITY

1.93m (6'4") x 1.52m (5'0")

A smart well designed Utility Room with matching units to the Kitchen featuring a deck wash laminate work top, plumbing for an automatic washing machine and vent for tumble dryer. It has a double glazed uPVC side window and further double glazed door onto the Garden.

LANDING

A good sized Landing with two built in storage cupboards including an airing cupboard with hot water tank and shelves. There is access to the loft space whilst all rooms lead directly as follows.

BEDROOM ONE

4.75m (15'7") x 3.35m (11'0")

A lovely Bedroom with its own private ensuite. Fitted with a range of designer wardrobes by Haagenses with an accent wall radiator and a uPVC double glazed bay front window.

ENSUITE / SHOWER ROOM

2.06m (6'9") x 1.73m (5'8")

A smart and well designed ensuite with built in modern grey furniture featuring a back to the wall push button w.c, vanity unit with pillar style tap and separate walk in shower with Aqualisa unit. It has a chrome heated towel rail panelled ceiling and double glazed front window.

BEDROOM TWO

3.43m (11'3") x 3.53m (11'7")

Another good sized double Bedroom with fitted quality wardrobes, an accent wall, recessed alcove radiator, and double glazed window.

BEDROOM THREE

2.95m (9'8") x 2.51m (8'3")

A lovely Bedroom with fitted quality wardrobes by Haagenses including matching drawers. There's a radiator and a uPVC double glazed rear window.

BEDROOM FOUR

2.95m (9'8") x 2.51m (8'3")

Another good sized Bedroom with quality fitted wardrobes by Haagenses including a radiator and double glazed rear window.

BATHROOM

2.79m (9'2") x 2.13m (7'0")

Fully tiled modern Bathroom with fitted furniture in a light maple finish, featuring a white suite comprising back to the wall w.c. semi recess wash handbasin and a panelled bath. There is also an additional panelled shower cubicle with Aqualisa unit. It has a panel ceiling with recess lighting a kindling floor and uPVC double glazed rear window.

GARAGE

4.95m (16'3") x 2.54m (8'4")

Featuring an electric door and further double glazed patio doors providing an ideal storage room. It has power and light and a gas central heating boiler, there is a courtesy door into the Kitchen.



DINING ROOM



CONSERVATORY



KITCHEN



UTILITY

OUTSIDE

This former show home occupies a lovely position approached by an extra wide driveway leading to the Garage. The Front gardens are landscaped with an additional lawned side Garden set behind hedging. The rear Garden forms one of the main attractions enjoying a South-Westerly facing aspect set within beautiful walled Gardens featuring a block paved patio shaped lawn and gravel borders.

GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected. A broadband speeds and availability can be accessed via the Ofcoms website. Central heating comprises radiators as detailed above connected to the Worcester Bosch gas central heater boiler located in the garage. The heating system is also connected by a hive control. Property has a benefit of a uPVC framed double glazing and the backing of a new security alarm system installed 2024. Falls within the jurisdiction of the North-East Lincolnshire council and is in council tax band D. The tenure is freehold so need solicitors verification.

VIEWING

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



BEDROOM ONE



BEDROOM TWO



BEDROOM FOUR



BEDROOM THREE



BATHROOM



OUTDOORS



OUTDOORS



OUTDOORS

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.



25173



BEDROOM ONE

Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk