

MARTIN MASLIN

11 WISTERIA DRIVE
HEALING
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7JB



Martin Maslin are delighted to offer for sale this beautifully extended four bedroom detached home. Offering generous living space across three reception rooms, a sleek modern kitchen, a stylish family bathroom, and a master bedroom en-suite. The home is complemented by stunning gardens to both the front and rear — perfect for relaxing or entertaining. Situated in a highly sought-after position forming part of Wisteria Drive, the property benefits from close proximity to excellent schools, making it an ideal choice for families. All in all, this property is an absolute gem. We highly recommend an early viewing to avoid any disappointment!

£320,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

ENTRANCE HALL

A welcoming Entrance Hall with laminate flooring, coving to the ceiling, a staircase to the first floor, with an under-stair storage cupboard, and a burglar alarm control panel.

CLOAK ROOM

1.40m (4'7") x 0.84m (2'9")

Continued laminate flooring, push button WC, wash handbasin with mixer tap and vanity unit, towel rail radiator and Upvc double-glazed window to the front elevation.

SNUG/SEPARATE DINING ROOM

2.90m (9'6") x 2.95m (9'8")

Currently used as a Snug/Office, this is an excellent relaxing room, with upvc double-glazed window to the front elevation, a radiator, coving to the ceiling, and French doors leading to the lounge.

LOUNGE

4.44m (14'7") x 3.15m (10'4")

A large Lounge with solid oak flooring, French doors opening to the snug, gas fire with complementary marble surround, radiator and coving to ceiling. Opening to the Garden Room.

GARDEN ROOM

3.76m (12'4") x 3.20m (10'6")

An excellent addition to this property is this beautiful Garden Room with continued solid oak flooring and a radiator. Stunning views over the stunning garden with uPVC double-glazed windows to the side and rear elevation, patio doors to the garden, and the extra benefit of two Velux windows adding lots of light!

KITCHEN DINER

5.33m (17'6") x 2.90m (9'6")

A superb modern L-shaped Kitchen with shaker-style wall and base units, with complementary oak-effect worktop, ceramic sink with mixer tap, integrated oven and hob with extractor fan, dishwasher, microwave and fridge. Radiator and two UPVC windows to the rear elevation again, adding lots of natural light, inset spot lights, coving to the ceiling, and stylish laminate flooring. Composite door leading to the side elevation and a further door providing access to the integral garage.

LANDING

Return staircase leading to the landing, with radiator and loft hatch.

BEDROOM ONE

4.06m (13'4") x 2.72m (8'11")

Master Bedroom with UPVC window to the front elevation, coving to the ceiling, and radiator. Access to the Master En-suite.

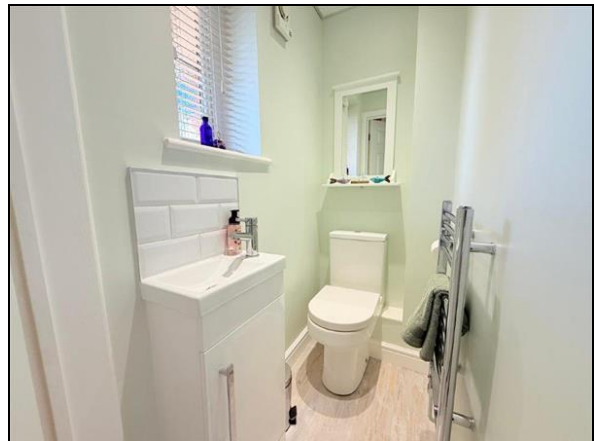
EN-SUITE

1.93m (6'4") x 0.97m (3'2")

Modern suite with walk-in shower, push-button WC, wash-hand basin with mixer tap, and vanity unit. Inset spot lighting and towel rail radiator.



ENTRANCE HALL



CLOAK ROOM



SNUG/SEPARATE DINING ROOM



LOUNGE

BEDROOM TWO

3.38m (11'1") x 2.62m (8'7")

Double bedroom with UPVC window to the rear elevation, and radiator.

BEDROOM THREE

3.99m (13'1") x 2.54m (8'4")

Another excellent double bedroom, radiator and UPVC double-glazed window to the front elevation, and storage cupboard.

BEDROOM FOUR

3.48m (11'5") x 1.98m (6'6")

Currently used as an office, but lots of space for a fourth bedroom, UPVC double-glazed window to the rear elevation, and radiator.

FAMILY BATHROOM

2.29m (7'6") x 1.83m (6'0")

Modern bathroom suite with vinyl flooring, bath with shower over and shower screen, push button WC, stylish hand basin with vanity unit and mirror. UPVC window to the rear elevation and finished with grey tiling to add that wow factor to this family bathroom.

EXTERNALLY

The property is fronted by a tarmac driveway, with shrubs, plants, and gravel. To the rear, there is a breathtaking oasis tucked behind this fabulous home. This stunning sanctuary offers nature, design, and tranquillity! A vibrant tapestry of perennials, shrubs, and seasonal blooms creates year-round colour and texture with a footpath meandering through the garden to the sun house, patio, and greenhouse. This garden isn't just a space — it's an experience. Whether you're hosting summer soirées, tending to your favourite plants, or simply soaking in the beauty, every moment here feels like a getaway.



GARDEN ROOM



KITCHEN DINER



KITCHEN DINER



BEDROOM ONE



EN-SUITE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



FAMILY 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.



25177



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