

MARTIN MASLIN

68 GREYFRAIRS
WYBERS WOOD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 9QU



Martin Maslin are delighted to present this beautifully extended three-bedroom detached residence, offering generous living space and exceptional modern features throughout. Step inside to discover a show-stopping kitchen diner – perfect for entertaining – with the added benefit of two further reception rooms, ideal for family living or flexible use. Upstairs, three well-proportioned bedrooms are complemented by a sleek, contemporary family bathroom. Outside, the property boasts ample off-road parking, a garage, and a spacious garden complete with a summer house and hot tub – your private retreat for relaxation and outdoor enjoyment.

£265,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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ENTRANCE HALL

Step through a composite front door into a warm and welcoming hallway, enhanced by elegant wall panelling, coving to the ceiling, and a staircase rising to the first floor. A radiator adds comfort and style.

LOUNGE

A spacious bow-fronted lounge featuring stylish acoustic oak wall panelling and a central radiator — perfect for relaxing or entertaining.

CLOAKROOM

Contemporary downstairs WC comprising a low-flush toilet, ceramic sink with drainer and mixer tap, and base units topped with a complementary worktop. Finished with tiled flooring, a radiator, and a UPVC double-glazed window to the side elevation.

SITTING ROOM / SECOND RECEPTION ROOM

An excellent additional living space with striking floor-to-ceiling feature wall panelling, UPVC side window, radiator, and elegant French oak doors leading into the kitchen diner.

KITCHEN DINER

A true showstopper — this Fir Green Shaker-style kitchen boasts white marble-effect worktops, a ceramic sink with Instant Hot Water Tap, integrated oven, hob, extractor hood, microwave, and dishwasher. There's space for an American-style fridge freezer and a central island with built-in wine cooler. Natural light floods in through two Velux windows and a large UPVC side window, complemented by stunning white tiled flooring. The dining area, currently styled as a sitting space, flows seamlessly to the garden via bi-folding doors.

LANDING

Wall panelling continues to the first floor, complemented by a uPVC window to the side elevation and access to the loft.

BATHROOM

A stunning, contemporary bathroom suite comprising a low-flush WC, floating vanity unit with bowl sink and mixer tap, panelled bath with overhead shower and glass screen. Marble-effect tiles adorn the walls and floor, with inset spot lighting and a uPVC window to the rear elevation.

BEDROOM ONE

A generously sized double bedroom featuring ceiling coving, a uPVC window to the front elevation, and a radiator.

BEDROOM TWO

A second good-sized bedroom with uPVC window to the rear elevation and a radiator.



ENTRANCE HALL



LOUNGE



CLOAKROOM



SITTING ROOM / SECOND

BEDROOM THREE

A spacious single bedroom with uPVC window to the front elevation and a radiator.

EXTERNALLY

The property benefits from ample off-road parking via a brick-paved driveway, with gated access to the side entrance and garage. The rear garden offers a lawned area, patio, raised planting beds framed with wooden sleepers and mature shrubs, a decked area with hot tub, and a second decked area with a sun house—ideal for outdoor entertaining.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



LANDING



BATHROOM



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



EXTERNALLY



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.

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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.



25192



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