

MARTIN MASLIN

10 STAVANGER CLOSE
BECKLANDS
NEW WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE



A smartly presented semi detached house situated on Stavanger Close on the edge of this sought after development known as Becklands, forming part of New Waltham. Built by Cyden Homes in 2019 to their Quartz design, a well presented property including an Entrance Hall with Cloakroom/W.C, a good size dual aspect Lounge open plan to the spacious Kitchen with its tiled floor, dining area and French doors onto the garden. Upstairs there are three good size bedrooms including the principal bedroom complete with a stylish ensuite Shower Room. In addition there is a part tiled Family Bathroom with a white suite and shower over the bath. The house occupies a good size plot enjoying a larger than average garden approached via a block paved driveway leading in turn to the attached Garage. The rear garden is ideal for entertaining with raised decking and a patio for enjoying sunshine throughout the day. Viewing highly recommended. EPC Rating - B.

£215,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A canopied entrance porch with a smart composite front door gives direct access into the Entrance Hall.

ENTRANCE HALL

4.98m (16'4") x 1.88m (6'2")

A lovely inviting hallway with a spindle staircase leading to the first floor and a useful boot storage beneath. It has a vinyl floor continuing through into the Cloakroom and a radiator.

CLOAKROOM

A modern cloakroom with a white suite comprising W.C, corner handbasin with tile splashback, a radiator and an extractor fan.

LOUNGE

4.95m (16'3") x 3.28m (10'9")

A lovely bright dual aspect room open plan to the Kitchen, well decorated with a radiator and two uPVC double glazed windows.

KITCHEN

5.33m (17'6") x 3.05m (10'0")

A lovely bright and spacious kitchen ideal for family dining. Well designed it features a smart ceramic tile floor and matching white shaker style cabinets. It has complementary butchers block laminate worksurfaces incorporating a quartz 1.5 bowl designer sink with mixer spray tap and matching upstands. Built-in Bosch appliances include a 4 ring gas hob with overhead extractor fan and stainless steel backplate, and a single fan assisted oven and grill. There is space for a fridge freezer, plumbing for a washing machine and a dishwasher. It has underlighting to the units and isolator switches for the appliances. The kitchen has a uPVC window, a radiator and French double glazed doors providing views and access onto the rear garden.

LANDING

With access to the loft space, a radiator and a built-in airing cupboard housing the unvented tank with pressurised system and shelves.

BEDROOM ONE

3.28m (10'9") x 4.19m (13'9") max into door recess

A lovely bedroom with a deep wardrobe recess, a radiator and a uPVC double glazed front window.

ENSUITE SHOWER ROOM

Comprising W.C, tabletop sink with mono taps and cupboards beneath and a walk-in shower cubicle with thermostatic unit. It has a chrome heated towel rail, a vinyl floor and a uPVC double glazed front window.

BEDROOM TWO

2.69m (8'10") x 2.64m (8'8")

A good size guest bedroom with a radiator and a uPVC double glazed rear window.



ENTRANCE HALL



CLOAKROOM



LOUNGE



KITCHEN

BEDROOM THREE

2.87m (9'5") x 2.54m (8'4")

A comfortable third bedroom with a radiator and a uPVC double glazed rear window.

BATHROOM

2.13m (7'0") x 1.68m (5'6")

Partly tiled with a white suite comprising W.C, tabletop vanity unit with mono taps and a panel bath with mixer shower over. It has a chrome heated towel rail and a uPVC double glazed side window.

OUTSIDE

The property has an open plan lawned front garden with a sloping paved pathway to the front door. A generous block paved driveway to the side provides off-road parking and leads in turn to the Garage. We are advised that No. 10 occupies one of the largest plots in the area enjoying a good size enclosed garden, mainly lawned with a patio and a wide decked entertaining area to the rear. It has an outdoor electrical socket and a gate leading onto the driveway.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Ideal Logic combination central heating boiler located in the Kitchen and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of the North Eats Lincolnshire Council and the property is in Council Tax Band C. The tenure is Freehold subject to Solicitors verification.

AGENTS NOTE

We are advised there is a maintenance charge of £125pa to cover all communal areas on Becklands.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



ENSUITE SHOWER ROOM



KITCHEN



KITCHEN



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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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