

MARTIN MASLIN

38 LISBURN GROVE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2DF



Welcome to this beautifully maintained three-bedroom semi-detached property, ideal for first-time buyers, growing families, or investors. Nestled in a sought-after residential area, this home offers a perfect blend of comfort, convenience, and charm.

£160,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

BRIGHT AND AIRY DUAL ASPECT LOUNGE/DINER 7.82m (25'8") x 3.17m (10'5")

Enjoy a spacious living and entertaining area with a bay window to the front and French doors opening onto the rear garden—perfect for summer gatherings or cosy nights in.

MODERN KITCHEN AND UTILITY ROOM KITCHEN 2.51m (8'3") x 3.28m (10'9")

The kitchen boasts elegant white shaker-style units, stylish worktops, and a stainless steel sink with mixer tap. A separate utility room provides extra space for appliances and direct garden access.

UTILITY ROOM 2.46m (8'1") x 2.24m (7'4")

THREE GENEROUS BEDROOMS

All bedrooms are well-proportioned, fitted with plush carpets and central heating radiators—ready to move straight in.

BEDROOM ONE 3.12m (10'3") x 4.04m (13'3")

BEDROOM ONE

BEDROOM TWO 3.35m (11'0") x 3.12m (10'3")

BEDROOM THREE 2.87m (9'5") x 2.18m (7'2")

BATHROOM 1.65m (5'5") x 2.26m (7'5")

OUTSIDE

The front and rear gardens are beautifully maintained, with a private driveway offering convenient off-road parking. The rear garden features a lawn, planted borders, and a patio area for outdoor dining.

LOCAL AMENITIES

Scartho Village – 2-minute drive to shops, cafés, bars, and boutiques.

Diana, Princess of Wales Hospital – only a short walk away.

Excellent Schools – Springfield Primary, Fairfield Academy, and Tollbar Academy (Ofsted: Outstanding) are all within easy reach.

COUNCIL TAX BAND

This property falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band A



BRIGHT AND AIRY DUAL ASPECT LOUNGE/DINER



LOUNGE /DINER



MODERN KITCHEN AND UTILITY ROOM



UTILITY ROOM



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



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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