

MARTIN MASLIN

6 BUDDLEIA CLOSE
HEALING
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7JH



Located in the highly desirable village of Healing, this spacious four-bedroom detached home offers a perfect blend of style, comfort, and practicality. With excellent local schools and easy access to motorway links, it's an ideal setting for families and commuters alike. Inside, the property boasts a stunning interior throughout. The accommodation includes a welcoming lounge, a bright and airy sun room, and a contemporary kitchen diner designed for both everyday living and entertaining. The four well-proportioned bedrooms include a master with en-suite, complemented by a modern family bathroom. Outside, the home enjoys generous gardens to both the front and rear. The rear garden features a lawn, patio area, and raised decking — perfect for relaxing or hosting guests. Additional benefits include driveway parking for two vehicles and a garage, offering ample storage and convenience.

£330,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

HALLWAY

A welcoming entrance via a uPVC double glazed door, with radiator, ceiling coving, and staircase to the first floor. Includes a useful understairs storage cupboard.

CLOAKROOM

Fitted with a low flush WC, hand basin, and radiator.

LOUNGE DINER

Currently arranged as a spacious open-plan lounge and dining area, featuring laminate flooring, an electric fire with complementary surround, uPVC double glazed window to the front elevation, and French doors opening into the sun room. Two radiators provide warmth and comfort.

SUN ROOM / CONSERVATORY

A bright and airy space with views over the sun-trap garden. French patio doors lead directly outside, with laminate flooring throughout and light fan.

KITCHEN DINER

Stylish and functional, with laminate-effect vinyl flooring, radiator, and ceiling coving. Fitted with modern light grey shaker-style wall and base units, marble-effect worktops, and a 1.5 bowl sink with mixer tap. Integrated dishwasher and fridge, undercounter and kickboard lighting, and two uPVC windows overlooking the rear garden. A side uPVC door provides external access, with an internal door leading to the garage.

LANDING

Return staircase leads to a spacious landing with radiator and loft hatch access.

BEDROOM ONE

A generous double bedroom featuring fitted wardrobes and elegant wall panelling. Includes uPVC window to the front elevation, radiator, ceiling coving, and access to the en-suite.

ENSUITE

Stylishly appointed with a back-to-wall WC unit, vanity basin, and walk-in shower with power shower. Features a floor-to-ceiling radiator, extractor fan, uPVC window to the front, and vinyl flooring.

BEDROOM TWO

An excellent-sized double bedroom with uPVC window to the front elevation, radiator, and fitted carpet.

BEDROOM THREE

Another spacious double, complete with fitted wardrobes, carpeted flooring, radiator, and uPVC window overlooking the rear garden.



HALLWAY



LOUNGE DINER



LOUNGE DINER



LOUNGE DINER

BEDROOM FOUR

A well-proportioned bedroom with carpeted flooring, radiator, and uPVC window to the rear elevation.

FAMILY BATHROOM

Fitted with a panelled bath, low flush WC, and wash basin. Includes a heated towel rail radiator, partial wall tiling, vinyl flooring, and uPVC window to the rear.

GARAGE

A good-sized integral single garage with space and plumbing for a washing machine and dryer. Internal access from the kitchen adds convenience.

EXTERNALLY

Externally, the property is approached via a neatly maintained front garden with a lawn and attractive flower borders, complemented by a driveway providing off-road parking for two vehicles and access to the integral garage. A gated side path leads to the generous rear garden, which is ideal for families and entertaining. This outdoor space features a spacious lawn, a paved patio area perfect for al fresco dining, and a raised timber deck with integrated lighting and electric points—creating a stylish and functional setting for relaxing or hosting guests. Additional benefits include sensor-activated exterior lighting and a comprehensive security camera system, offering both convenience and peace of mind.



SUN ROOM / CONSERVATORY



KITCHEN DINER



BEDROOM ONE



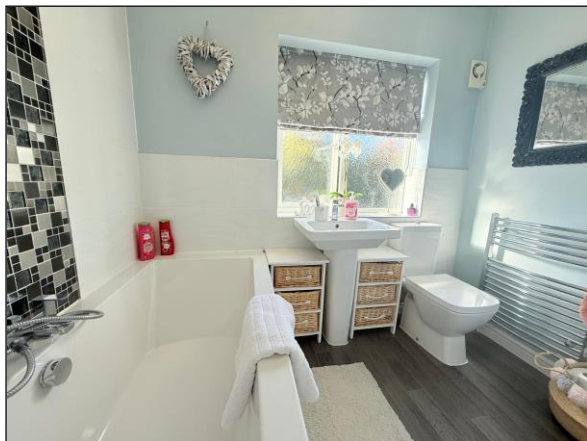
ENSUITE



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



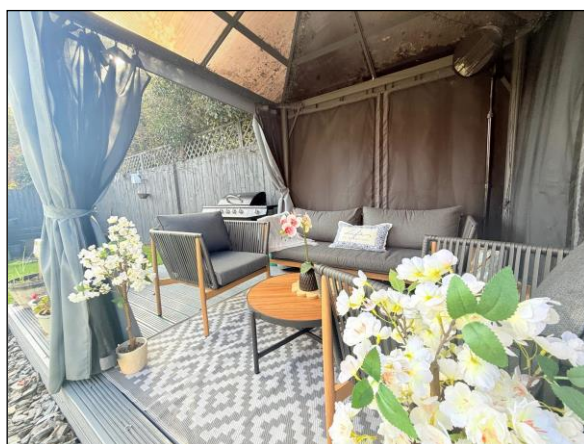
EXTERNALLY



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.



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