

# MARTIN MASLIN

149 YARBOROUGH ROAD  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN34 4EE



A traditional bay fronted semi-detached home offering generous living space and a touch of character and modern comfort. Set back from the main road, well presented and with a gas central heating system and uPVC double glazing ideal for the growing family, offered with no forward chain. Accommodation includes an entrance hall with staircase, serving a bay fronted lounge, separate dining room and a fitted kitchen leading through to a conservatory overlooking the rear garden. Upstairs there are three good size bedrooms and a smart fully tiled bathroom with white suite with shower over the bath. To the front is a valuable driveway with wrought iron gates providing security. Whilst the rear garden is ideal for entertaining it also features decking and patio areas alongside a large brick store useful for garden furniture. Viewing recommended.

**£145,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

## ENTRANCE

A canopied front porch with uPVC double glazed door.

## ENTRANCE HALL

With staircase to the first floor.

## FRONT LOUNGE

**4.32m (14'2") x 3.66m (12'0")**

A pleasant room featuring a deep uPVC bay window overlooking the front garden and driveway. Tastefully decorated with an accent adorned wall, modern fireplace with electric fire and radiator.

## DINING ROOM/SITTING ROOM

**4.09m (13'5") x 3.56m (11'8")**

A central reception room with modern electric wall fire, useful understairs storage cupboard, radiator and a uPVC double glazed window.

## KITCHEN

**3.66m (12'0") x 2.82m (9'3")**

Fitted with modern white shaker style cabinets, chrome handles and contrasting work surfaces incorporating stainless steel sink with mixer taps. Built in appliances include a four-ring gas hob with light, single electric oven and grill and space for under counter fridge and freezer. There is plumbing for an automatic washing machine, concealed gas central heating boiler and radiator. It has a uPVC double glazed window to the side. Further sliding uPVC patio doors give access into the rear conservatory.

## CONSERVATORY

**3.51m (11'6") x 3.48m (11'5")**

A valuable extra room for the house, built on a brick base with uPVC double glazed windows and French double-glazed doors onto the garden.

## FIRST FLOOR

An interesting shaped split-level landing with radiator, coving to the ceiling and spelled balustrade. It has access to the loft space, all rooms lead directly as follows:

## BEDROOM ONE

**3.61m (11'10") x 3.35m (11'0")**

With coving to the ceiling, radiator and a uPVC double glazed front window.

## BEDROOM TWO

**3.66m (12'0") x 2.82m (9'3")**

With coving to the ceiling, radiator and uPVC double glazed rear window.

## BEDROOM THREE

**3.12m (10'3") x 2.64m (8'8")**

A beautiful built-in storage cupboard, radiator and a uPVC double glazed window.



FRONT LOUNGE



DINING ROOM/SITTING ROOM



KITCHEN



CONSERVATORY



## BATHROOM

A smart fully tiled modern bathroom with white suite. Comprising close coupled W.C, vanity wash handbasin, and panelled bath with dual control shower including mixer head and handset. There is a folding shower screen over the bath, a chrome heated towel rail and a uPVC double glazed window.

## OUTSIDE

The Property has a valuable concrete driveway with wrought iron gates. The front garden is mainly lawned, with a neat, mature conifer hedge and brick wall front boundary. Further wrought iron gates to one side leading in turn to the south facing rear Garden. Featuring a morning and evening patio, with raised planter borders, shaped lawn and a useful brick store.

## BRICK STORE

**4.70m (15'5") x 2.39m (7'10")**

With power and light.

## GENERAL INFORMATION

Mains gas, water, electricity, and drainage are connected and broadband speeds and availability can be assessed by the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Vaillant combination central heating boiler located in the kitchen. The property has the benefit of uPVC frame double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band A. The Tenure is Freehold subject to Solicitors verification.

## VIEWINGS

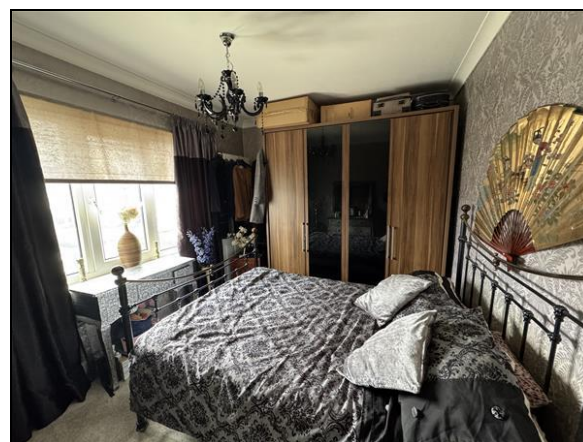
Strictly via appointment through the Agents on Grimsby 311000.



FIRST FLOOR



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



OUTSIDE



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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