

# MARTIN MASLIN

15 GREENFINCH DRIVE  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 0SS



A highly individual three bedroom detached family home in this sought after position forming part of the Country Park development within catchment of Humberston school. The house is beautifully presented having undergone a select scheme of updating including a spacious and modern Dining Kitchen open plan to the Sun Room (both redesigned in 2021), a luxury Bathroom and quality bedroom furniture by Haagensens. Internally there is an Entrance Hall with Cloakroom and W.C. from where the staircase rises to the first floor, a pleasant front Lounge, a superb open plan Dining Kitchen in a dove grey finish with deckwash worktops and quality appliances and a fabulous Sun Room with bifold doors onto the rear garden. Upstairs there are three good size Bedrooms (the principal fitted with bespoke wardrobes and matching units) and a smart fitted Bathroom. Outside there is a brick detached Garage with a workshop partition approached from a long driveway. Meanwhile the rear garden has been landscaped with feature raised decking and seating areas. A lovely home with many quality features. EPC Rating - C

£264,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

A canopied entrance porch with an outside light and a composite front door leads into the Hallway.

### HALLWAY

With laminate flooring, a radiator and staircase to the first floor.

### CLOAKROOM

With a white suite comprising of a W.C. and a handbasin with a tile splashback. There is a radiator and a uPVC double glazed side window.

### LOUNGE

3.40m (11'2") x 3.05m (10'0")

With laminate flooring, a radiator and dual aspect windows.

### DINING KITCHEN

5.05m (16'7") x 3.53m (11'7")

A lovely well planned modern kitchen displaying a range of light dove grey units with chrome handles. Deckwash worksurfaces extend to form a peninsula breakfast bar incorporating a sink with a brush chrome swan neck tap and matching upstands. Quality appliances include an AEG five ring wok style hob with stainless steel backplate and overhead extractor fan with light. A further range of cabinets incorporate a Stoves eye-level oven and grill, and housing for an American fridge freezer (available by separate negotiation). The kitchen also has a built-in wine rack, pull-out spice rack and a sliding larder cupboard. The vinyl flooring complements the decor and there is space for a dining table and chairs. It has a further uPVC double glazed window.

### SUN ROOM

3.40m (11'2") x 3.05m (10'0")

Forming part of the kitchen, a delightful room built in 2021 with a new pitched roof, double glazed side window and bifold doors opening onto the rear garden.

### LANDING

With a spelled balustrade, uPVC window and access to the part boarded loft space with a pull-down ladder. It has a built-in airing cupboard with a hot water tank and shelves.

### BEDROOM ONE

3.35m (11'0") x 2.95m (9'8")

A superb bedroom with built-in furniture designed by Haagensens of Grimsby with modern sliding mirrored wardrobes, a built-in dresser and two freestanding bedside tables. There is a radiator and dual aspect uPVC windows.

### BEDROOM TWO

3.96m (13'0") x 2.79m (9'2")

With a radiator and dual aspect uPVC windows.

### BEDROOM THREE

2.90m (9'6") x 2.16m (7'1")

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



HALLWAY



CLOAKROOM



LOUNGE



LOUNGE



DINING KITCHEN



## BATHROOM

2.01m (6'7") x 1.96m (6'5")

With built-in furniture in a grey finish featuring a white suite comprising: offset sink with mono tap and cupboards beneath, pushbutton W.C. and a panel bath with thermostatic shower over and a glass folding screen. There is a heated wall mirror, a chrome heated towel rail, tiling with display recess and sensor lighting. It has vinyl flooring and a uPVC double glazed window.

## GARAGE

5.69m (18'8") x 3.05m (10'0")

With a partitioned workshop measuring 2.92m (9'7") x 2.57m (8'5"), power and light and an up and over front door.

## OUTSIDE

The front garden is open plan laid to lawn with an inset flower border. It has a generous stone gravelled drive extending to 10'5 in width to accommodate 3-4 cars and leading in turn to the Garage. The rear garden has been cleverly designed with a small fence and a pleasant decked patio area extending into the corner with inset lighting. There is a small shaped lawn with flower borders and close boarded fencing defines the boundaries.

## 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 Worcester Bosch gas central heating boiler and the property has the benefit of uPVC framed double glazing and new glass in the Sun Lounge was installed in 2021. The Local Authority is North East Lincolnshire Council and is in Council Tax Band C. The tenure is Freehold subject to Solicitors verification.

## 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.

## LOCATION AND AMENITIES

Greenfinch Drive is located just off Rosemary Way forming part of the Cleethorpes Country Park development. Local schools are close by and there are shops and amenities within walking distance.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



SUN ROOM



SUN ROOM



SUN ROOM



BEDROOM ONE



BEDROOM ONE



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.



23152



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

M619 Printed by Ravensworth 0870 112 5306