

# MARTIN MASLIN

19 SAGEFIELD CLOSE  
SCARTH  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 3PD



Situated adjacent to open fields at the end of Sagefield Close this deceptively spacious detached house offers superb accommodation cleverly extended from the original to create a wonderful family home. With gas central heating, uPVC double glazing and a security alarm it provides: Side Entrance Lobby, Reception Hall, Cloakroom, Lounge, Study/Snug, extended Living Kitchen with gloss black units, built-in appliances and an impressive Sun Room area with space to dine and relax, Landing, four double Bedrooms (Master with ensuite Shower Room) and Family Bathroom with a white suite. The gardens are impressive and mature with timber decking areas, lawns, established trees and shrubs and block paved parking for 3/4 cars in addition to the integral Garage. A lovely cherished home sure to appeal to the family buyer. EPC Rating - D.

£269,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises;-

## GROUND FLOOR

### ENTRANCE LOBBY

A useful addition at the side of the house with locker storage and a rear window.

### RECEPTION HALL

A welcoming hallway from where the spindle balustrade staircase leads to the first floor. There is a central heating radiator and a laminate finish floor.

### CLOAKROOM

With a cream suite comprising a W.C and a basin. Central heating radiator.

### STUDY/SNUG

2.92m (9'7") x 2.67m (8'9")

A room offering flexible space and with a central heating radiator and a view of the rear garden.

### LOUNGE

5.11m (16'9") x 3.48m (11'5")

A lovely room of excellent proportions featuring a classic firesurround with a marble inset and hearth and a gas fire. There is a central heating radiator.

### LIVING KITCHEN

4.39m (14'5") x 3.56m (11'8") PLUS 12'3" X 11'5"

Extended from the original to create a superb principal living space for dining, preparation and relaxing. The kitchen area features an excellent range of gloss black wall and base cabinets with beech framing and speckled worksurfaces incorporating a single drainer stainless steel sink unit. Built-in appliances comprise a Bosch electric oven and a four ring gas hob with extractor above. There is space and provision for additional freestanding appliances and within the Sun Room area there is space for a sofa and a good sized dining table. French doors lead out into the rear garden and four side windows allow this part of the room to enjoy additional natural light. There are two central heating radiators.

## FIRST FLOOR

### LANDING

With access to the loft and an airing cupboard housing the hot water cylinder.

### MASTER BEDROOM

4.34m (14'3") x 2.90m (9'6") to wardrobes

A lovely bedroom featuring a range of maple finish wardrobes and a central heating radiator.

### ENSUITE SHOWER ROOM

2.44m (8'0") x 1.57m (5'2")

With a contemporary style white suite comprising a W.C, a basin set on a cupboard unit and a shower enclosure with an etched door and a Mira mixer shower. Central heating radiator.



RECEPTION HALL



STUDY/SNUG



LOUNGE



LOUNGE



### BEDROOM TWO

3.35m (11'0") x 2.74m (9'0")

A lovely double bedroom with a floral feature wall and a central heating radiator.

### BEDROOM THREE

3.00m (9'10") x 2.87m (9'5")

An excellent double bedroom with gloss black wardrobes and a central heating radiator.

### BEDROOM FOUR

3.00m (9'10") x 2.82m (9'3")

With a mirrored wardrobe and a central heating radiator.

### FAMILY BATHROOM

2.21m (7'3") x 1.68m (5'6")

Part tiled and with a white suite comprising a panel bath with a mixer shower above, a pedestal washbasin and a W.C. There is a shower screen and a central heating radiator.

### OUTSIDE

The house stands within a rectangular shaped plot with plenty of block paved parking at the front for three vehicles. The front garden is principally lawned (and benefits from a bin storage area) whilst the rear is a delight combining a lawn, a raised composite decking corner patio, a children's playhouse now used for storage and established shrubs and trees. A further composite decking patio is positioned adjacent to the Sun Room area and the boundaries are all securely fenced.

### GARAGE

2.57m (8'5") x 5.54m (18'2")

With an up and over door and a wall mounted Ideal gas boiler.

### GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal gas boiler in the garage and the property has the benefit of uPVC framed double glazing and a security alarm system. It falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band - D. The tenure is Freehold subject to Solicitors verification.

### VIEWING

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

### LOCATION AND AMENITIES

Sagefield Close is located just off Meadow Drive in Scartho within reach of the 'village' centre with its excellent range of facilities. Good schools are accessible, regular buses serve the area and the property is positioned adjacent to open fields to its south western side.



LIVING KITCHEN



LIVING KITCHEN



MASTER BEDROOM



ENSUITE SHOWER ROOM





BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



FAMILY 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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