

MARTIN MASLIN

MING COTTAGE
20 ABBEY ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0HW



A UNIQUE AND DECEPTIVELY SPACIOUS DETACHED HOUSE DELIGHTFULLY
LOCATED ON ABBEY ROAD OPPOSITE SPECTACLE ROW AND PROVIDING FLEXIBLE
ACCOMMODATION WHICH MUST BE VIEWED. EPC Rating - D

£285,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

THE ACCOMMODATION COMPRISES:

GROUND FLOOR ENTRANCE LOBBY

RECEPTION/DINING HALL

4.78m (15'8") x 3.00m (9'10")

A welcoming reception area from where the spelled balustrade staircase leads to the first floor. There is a rustic brick firesurround, the ceiling is beamed and double doors lead through to the Dining Kitchen. There is a central heating radiator.

LOUNGE

5.79m (19'0") x 3.66m (12'0")

An excellent size room featuring a brick Inglenook style fireplace, double doors opening to the Conservatory and folding doors opening to the Dining Room/ Occasional Bedroom. The ceiling is beamed and there is a central heating radiator plus recessed cupboards and shelves.

DINING ROOM/OCCASIONAL BEDROOM

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

A flexible room suitable for varied uses and with a central heating radiator. A door opens to a lobby area with useful storage cupboards/wardrobes and a further door links to the:

SHOWER ROOM

1.83m (6'0") x 1.65m (5'5")

With a white suite comprising a semi-recessed washbasin, a concealed cistern W.C. and a shower tray with a mixer shower above and a rail and curtain. There is a central heating radiator.

CONSERVATORY

2.92m (9'7") x 2.87m (9'5")

A uPVC Conservatory accessed from both the Lounge and the Dining Kitchen and with two doors leading out into the garden.

DINING KITCHEN

6.30m (20'8") max x 4.80m (15'9") max

An 'L' shaped room of impressive size equipped with a comprehensive range of cream wall and base cabinets with grey speckled worktops incorporating a single drainer white composite 1.5 bowl sink unit. Built-in appliances comprise a Mertz electric oven, a Mertz 4 ring gas hob with extractor above, a Miele dishwasher and a fridge freezer. There is space for freestanding appliances plus plenty of room for a dining table. There is an understairs storage cupboard and a pantry cupboard and electric underfloor heating in addition to the central heating radiator. A cupboard houses the Ideal Mexico gas boiler.

FIRST FLOOR

LANDING



RECEPTION/DINING HALL



RECEPTION/DINING HALL



LOUNGE



LOUNGE

BEDROOM ONE

5.13m (16'10") x 3.66m (12'0") plus wardrobes

A spacious bedroom with double aspect windows, wardrobes with sliding doors and an airing cupboard housing the hot water cylinder. There is a central heating radiator.

BEDROOM TWO

3.73m (12'3") x 3.20m (10'6")

A pleasant double bedroom with a single wardrobe and a central heating radiator.

BATHROOM

2.59m (8'6") x 1.93m (6'4")

With a white suite comprising a panel bath with a Mira Go electric shower above, a pedestal washbasin and a W.C. The walls are part tiled and there is a heated towel warmer and a storage cupboard.

GARAGE

2.82m (9'3") x 5.49m (18'0")

With an electrically operated up and over door and electric light and power.

OUTSIDE

The cottage occupies lovely established gardens on the corner of Abbey Road and Welholme Avenue. A good size driveway leads to the garage and provides excellent space for additional vehicles and there is a useful shed to the side of the driveway. To the rear and western side of the property there are landscaped gardens with sett paved pathways, a wide variety of mature shrubs, evergreens and plants, a lawn and a large sett paved patio/terrace perfect for outdoor dining and entertaining. There are two summerhouses and a gate separates the rear garden from the driveway.

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 Ideal Mexico gas boiler located in the Kitchen and the property has the benefit of uPVC framed double glazing and a security system. It falls under the jurisdiction of North East Lincolnshire Council and the property is in Council Tax Band D. The tenure is Freehold subject to Solicitors verification.

VIEWING

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



DINING ROOM/OCCASIONAL BEDROOM



SHOWER ROOM



CONSERVATORY



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



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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