

# MARTIN MASLIN

7 SAXONFIELDS DRIVE  
STALLINGBOROUGH  
NORTH EAST LINCOLNSHIRE  
DN41 8FN



Martin Maslin are delighted to offer to market this superb four bedroom detached house, presented exceptionally well throughout and offering spacious accommodation benefitting from uPVC double glazing and gas central heating. Located within the sought after village of Stallingborough, well known for its ease of access to A180/M180 and train station with regular routes to nearby Grimsby Town, Cleethorpes Town Seaside Resort and Doncaster train station. Additionally, there is excellent local schooling plus range of amenities such as 'The Green Man' public house. Viewings are highly recommended. The accommodation briefly comprises, A welcoming hall entered through a modern composite entrance door, attractive vinyl flooring flowing through to the cloakroom with wash hand basin and wc, stairs leading to the first floor. Double doors open into the superbly presented lounge with attractive limed wood effect laminate flooring. Spacious kitchen/diner with fitted high gloss wall and base units boasting complimentary worktops over. Good sized dining area with doorway leading to the utility room. The dining area then leads to the conservatory which provides excellent additional space to this already spacious family home. To the first floor there is a master bedroom with an en suite along with a further three bedrooms and a family bathroom. The property is on an excellent plot with an enclosed rear garden and the benefit of a great sized double garage and parking spaces to the rear. Providing ample off road parking. All in all, this property is a stunner, the property is fanatically presented and well maintained, great location and a beautiful family home!

**£309,950**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## ENTRANCE HALLWAY

Access via a composite door into the hallway with central heating radiator, and staircase with understairs storage cupboard.

## CLOAKROOM

Fitted with a low level wc, and corner pedestal wash basin. Central heating radiator, and vinyl flooring.

## LOUNGE

**6.25m (20'6") x 3.30m (10'10")**

Spacious living room with a bay window to the side elevation, along with an additional window to the front elevation. Laminate flooring, with central heating radiator, radiator, window to rear aspect and double doors to the rear garden.



LOUNGE

## KITCHEN

**6.25m (20'6") x 3.30m (10'10")**

Hub of the house, lovely, spacious, open plan kitchen diner, with fitted kitchen units, fitted with modern gloss units and contrasting work surfaces. Stainless steel sink/drainer, built-in electric oven/grill and gas hob with chimney style extractor over. Tiled floor, further central heating radiator, window to front aspect and open plan leading to the conservatory/sun room. Doorway also leading to the utility room.



LOUNGE

## UTILITY ROOM

**1.96m (6'5") x 1.75m (5'9")**

Fitted with high gloss storage unit to match the kitchen. Plumbing for washing machine. Tiled floor. Wall mounted central heating boiler. UPVC double glazed window to the side elevation.



KITCHEN

## FIRST FLOOR LANDING

With storage cupboard housing the hot water cylinder. Central heating radiator, carpeted floor, and access to the loft space.

## MASTER BEDROOM

**4.60m (15'1") x 4.01m (13'2")**

With windows to side and rear aspect, built-in wardrobes with modern gloss doors, central heating radiator and carpeted floor.



KITCHEN

## ENSUITE SHOWER ROOM

**1.93m (6'4") x 1.90m (6'3")**

Fitted with a tiled shower enclosure having a thermostatic shower, vanity unit with inset wash basin, and a low level wc. Central heating radiator, vinyl flooring, and an obscure glazed window to front aspect.

## BEDROOM TWO

**4.60m (15'1") x 2.87m (9'5")**

With window to front aspect, central heating radiator and carpeted floor.

### BEDROOM THREE

3.40m (11'2") x 3.35m (11'0")

With window to rear aspect, central heating radiator and carpeted floor.

### BEDROOM FOUR

3.25m (10'8") x 2.82m (9'3")

With window to rear aspect, central heating radiator and carpeted floor.

### FAMILY BATHROOM

2.59m (8'6") x 2.11m (6'11")

Fitted with a panelled bath, pedestal wash basin, and a low level wc. Central heating radiator, tiled splashbacks, and an obscure glazed window to rear aspect.

### OUTSIDE

The property stands with front lawn and pathway to canopied entrance. Enjoying a privately enclosed rear garden is predominantly laid to lawn with paved patio area, rear decked patio, and gated access to the driveway leading to the double garage.

### GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected, broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the wall mounted central heating boiler located in the Utility Room. The property has the benefit from uPVC double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band D. The tenure is Freehold subject to Solicitors verification.

### VIEWINGS

Strictly via appointment through the Agents on Grimsby 311000.



KITCHEN



CONSERVATORY/SUN ROOM



UTILITY ROOM



MASTER BEDROOM



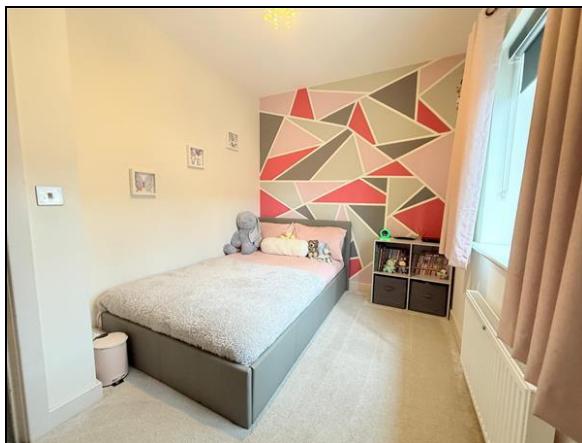
MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



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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