

MARTIN MASLIN

**16 MANOR STREET
KEELBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8EF**



Discover the charm of Manor Street, one of the oldest cottages in the village, offering character, warmth and potential. This delightful property enjoys a good size south facing rear garden, perfect for entertaining. Inside the accommodation includes a welcoming Sitting Room, a compact Kitchen with fitted light beech units and an open plan staircase leading to the first floor. Upstairs there is a comfortable Bedroom and Bathroom making this an ideal space for a single person or young couple. The property benefits from a gas central heating system and uPVC double glazing, a delightful cottage in a sought after village location. Viewing highly recommended.

£79,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

ENTRANCE

A double glazed front entrance door leads directly into the Sitting Room.

SITTING ROOM

3.78m (12'5") x 3.45m (11'4")

A cozy Sitting Room with central modern fireplace, built in storage cupboard, radiator and a uPVC double glazed front window.

KITCHEN

3.86m (12'8") x 2.21m (7'3") including staircase

A small kitchen with an open staircase to the first floor level. Fitted with a range of base and wall mounted units in a light beech finish with chrome handles. Contrasting worksurfaces incorporate a stainless steel sink with matching right hand drainer, mixer tap and tiled splash back. Built in appliances include a five ring wok style hob, with electric oven and grill beneath. There is plumbing for an automatic washing machine, a radiator and a ceramic tile floor. The Kitchen has a uPVC double glazed rear window and further double glazed door onto the garden.

FIRST FLOOR LEVEL LANDING

With a spelled balustrade and a double glazed uPVC rear window.

BEDROOM ONE

3.84m (12'7") x 3.45m (11'4")

A comfortable double Bedroom with a radiator, wall mounted central heating boiler and double glazed uPVC window. There is access to the loft space.

BATHROOM

With a white suite comprising close couple w.c, pedestal wash hand basin and panel bath, with tile splashback. There is a part sloping ceiling, radiator and a uPVC double glazed rear window.

OUTSIDE

The property has a good size split level rear garden. Designed for easy maintenance with a paved patio and raised lawn. The garden enjoys a predominately south facing rear aspect, with fencing and hedging to the perimeters. There is pedestrian right of way access via the neighbouring properties gardens.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Combi i mini C24, located in the Bedroom. The property has the benefit from uPVC framed double glazing. It falls within the jurisdiction of the West Lindsey District 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. A video walkthrough tour with commentary can be seen on Rightmove and our Martin Maslin website.



SITTING ROOM



SITTING ROOM



KITCHEN



KITCHEN



FIRST FLOOR LEVEL LANDING



BEDROOM ONE



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.



25205



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