

MARTIN MASLIN

14 WINDSOR ROAD
CLEETHORPES
NORTH EAST LINCOLNSHIRE
DN35 9LN



Situated in this sought after location lying just off Clee Road, a spacious post war semi detached house enjoying an excellent rear garden with decking and a gazebo. Offering flexible accommodation with a gas central heating system, uPVC double glazing and a burglar alarm. Featuring a staircase with recess lighting, a generous family lounge with bay window overlooking the garden, a spacious open plan kitchen fitted with light beech cabinets combining a sitting area and French doors onto the rear decking and a further rear lobby leading to a utility room, separate w.c and large walk in store. Upstairs there are three good size bedrooms and a superb fully tiled modern shower room with under floor heating. Outside is block paved driveway and paved front garden ideal for valuable extra parking. Whilst to the rear is a single garage with restricted access and a superb lawned garden extending to approximately 70ft benefitting from a south westerly aspect. Highly recommended. EPC Rating - D

£140,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

GROUND FLOOR

ENTRANCE PORCH

With a uPVC front door giving access to the hallway.

HALLWAY

A large and inviting hallway where the balustrade and spindle staircase with built in recess step lighting leads to the first floor. It has a uPVC double glaze front window, a radiator and a useful understairs storage cupboard.

LOUNGE

4.17m (13'8") x 4.17m (13'8")

A good size room with coving to the ceiling, electric wall mounted fire, a radiator and a uPVC double glazed window overlooking the rear garden.

DINING KITCHEN

5.74m (18'10") x 3.15m (10'4")

A smart and well extended kitchen providing room for sitting with French style uPVC doors opening onto the rear garden. Fitted with a range of light beech fronted base and wall mounted units with complementary work surfaces incorporating a stainless steel sink with tap and tile splash back. There is space for a slot in cooker with overhead extractor fan and further range of matching units along one wall. The sitting area has a modern vertical radiator, coving to the ceiling and space for freestanding appliances.

REAR LOBBY

With doors leading off to a large utility room, store room and w.c.

UTILITY ROOM

2.44m (8'0") x 1.78m (5'10")

With space for freestanding appliances and plumbing for a washing machine and dishwasher. It has a wall mounted Worcester Bosch combination central heating boiler and a uPVC double glazed window to the rear elevation.

SEPARATE W.C.

With low flush w.c, and a uPVC double glazed front window.

STORE ROOM

Further walk in store room having a uPVC double glazed door leading onto the garden.

FIRST FLOOR

LANDING

With a large floor to ceiling storage cupboard, a uPVC double glazed front window and access to an insulated loft space.



HALLWAY



LOUNGE



DINING KITCHEN



DINING KITCHEN -

BEDROOM ONE

4.14m (13'7") x 3.51m (11'6")

A large double bedroom with a range of built in wardrobes forming a double bed recess with overhead storage and matching side tables and further range of matching drawers. It has coving to the ceiling, a radiator and a uPVC double glazed window overlooking the rear garden.

BEDROOM TWO

3.51m (11'6") x 3.15m (10'4")

Well decorated with feature recess, a radiator and a double glazed rear window.

BEDROOM THREE

3.00m (9'10") x 2.13m (7'0")

Including a large overstairs bulkhead cupboard, a radiator and uPVC double glazed front window.

SHOWER ROOM

2.08m (6'10") x 1.63m (5'4")

A smart fully tiled refurbished shower room featuring a white two piece suite comprising close coupled w.c, freestanding vanity unit with sink and cupboards beneath and an offset shower cubicle with Mira shower and opening glass doors in a smart chrome finish. It has a uPVC double glazed front window.

OUTSIDE

GARAGE

6.05m (19'10") x 2.84m (9'4")

With power and light, up and over door and further courtesy side door (not accessible by car).

The front garden is paved for ease of maintenance set behind a brick wall boundary whilst a block paved driveway provides valuable off road parking. A side pathway leads to the rear garden. The rear garden enjoys a delightful decked area with lighting gazebo ideal for entertaining during the summer months. The lawned garden extends to approximately 70 foot in length with central flower beds and fencing to the perimeters whilst enjoying a south west facing aspect.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Worcester Bosch combination gas central heating boiler installed approximately 2016.

DOUBLE GLAZING

The property has the benefit of uPVC framed glazing.



BEDROOM ONE



BEDROOM TWO



OUTSIDE



OUTSIDE

SECURITY

A security alarm system is installed to the house.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

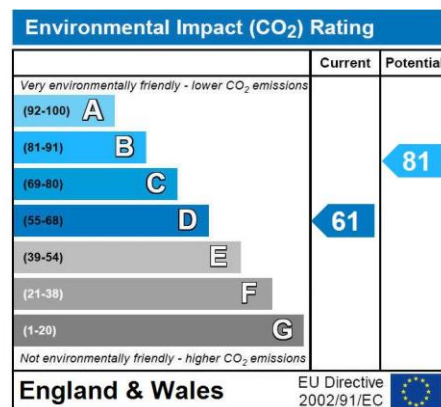
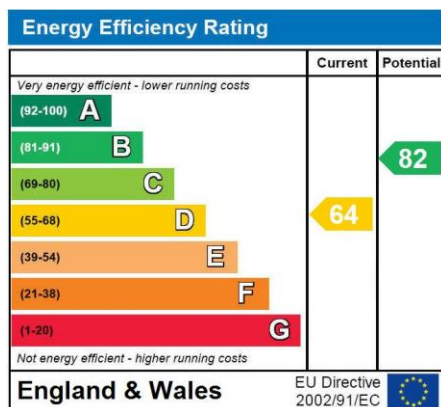
Our enquiries of the Local Authority indicate the property to be in Council Tax Band B.

TENURE

The tenure of the property is Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



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.



18004



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