

MARTIN MASLIN

21 ALBERY WAY
NEW WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4WF



Situated in the popular village of New Waltham this stylishly presented detached house offers excellent accommodation maintained to a premium standard throughout. Viewing is highly recommended to appreciate the on-trend decoration and the lovely gardens and an appointment can be arranged through the Agents. Briefly comprising: - Reception Hall, Cloakroom, superb Lounge, Dining Room, Dining Kitchen with white units and built-in appliances, Utility Room, Landing, Master Bedroom with ensuite Shower Room, three further double Bedrooms and Family Bathroom. There is an integral Garage plus plenty of block paved parking and established lawned gardens. A very special house – with good schools nearby. EPC Rating -

£255,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises:-
GROUND FLOOR

RECEPTION HALL

A welcoming entrance area from where the spelled balustrade staircase leads to the first floor. There is a laminate finish floor, an understairs cupboard, a central heating radiator and a door which opens to the Garage.

CLOAKROOM

With a white suite comprising a w.c, and a corner hand basin. Central heating radiator.

LOUNGE

5.59m (18'4")max x 3.35m (11'0")

A lovely room featuring a classic style firesurround with a marble inset and hearth and an electric flicker flame fire. Double doors open to the Dining Room and there is a front bay window and two central heating radiators.

DINING ROOM

3.05m (10'0") x 3.05m (10'0")

A pleasant room positioned adjacent to the Dining Kitchen and with a French door opening to the rear garden. There is a central heating radiator.

DINING KITCHEN

3.20m (10'6") x 3.05m (10'0")plus 2.54m (8'4") x 2.06m (6'9")

A good size room comprising two adjoining rectangular areas one of which can be used for the placement of a dining table if required. The kitchen area is equipped with an excellent range of white wall and base cabinets with driftwood style worksurfaces incorporating a single drainer stainless steel sink unit. Built in appliances comprise a Lamona electric oven and a Lamona four ring gas hob with an extractor canopy above. The walls feature slate finish tiling and there are two central heating radiators.

UTILITY ROOM

1.52m (5'0") x 1.52m (5'0")

With cupboard units, provision for appliances and a central heating radiator.

FIRST FLOOR

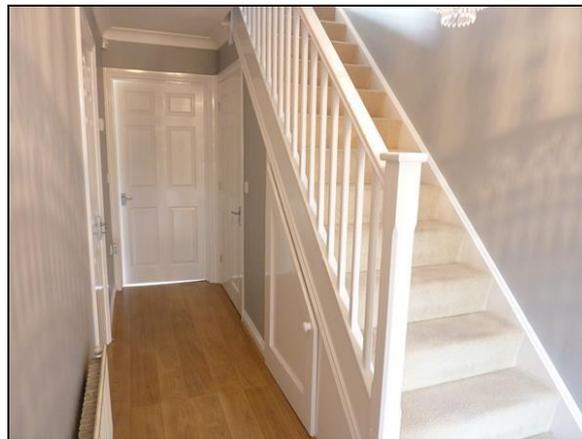
LANDING

With a central heating radiator and an airing cupboard housing the hot water cylinder.

MASTER BEDROOM

4.78m (15'8") x 3.40m (11'2")

Featuring a range of cream furniture including wardrobes and drawers. There is an arched recess for a TV and there is a central heating radiator. A door opens to the ensuite Shower Room.



RECEPTION HALL



LOUNGE



LOUNGE



DINING ROOM

ENSUITE SHOWER ROOM

2.03m (6'8") x 1.83m (6'0")

A stylish shower room with a white suite comprising a w.c, a semi recessed washbasin and a cubicle with black sparkle panelling, a bi fold door and a Mira chrome mixer shower. There is a cabinet beneath the basin and a central heating radiator.

BEDROOM TWO

4.34m (14'3") x 3.61m (11'10")

A lovely double bedroom with a central heating radiator.

BEDROOM THREE

3.35m (11'0") x 3.15m (10'4")

With a central heating radiator.

BEDROOM FOUR

3.35m (11'0") x 2.79m (9'2")

With a central heating radiator.

FAMILY BATHROOM

2.39m (7'10") x 1.68m (5'6")

Featuring a white suite comprising a panel bath with an Aqualisa mixer shower tap, a pedestal washbasin and a w.c. There is a clear shower screen, the walls feature excellent tiling and there is a central heating radiator.

OUTSIDE

GARAGE

5.18m (17'0") x 2.59m (8'6")

With an up and over door, electric light and power and an Ideal Classic gas boiler.

GARDEN STORE

3.89m (12'9") x 1.83m (6'0")

A lean to store at the side of the house.

The house stands within lovely established gardens which are principally laid to lawn with a paved patio and gravelled areas. The rear garden is enhanced by mature trees and there are fenced boundaries for privacy and security. To the front there is a wider than average block paved driveway which can accommodate two or three vehicles in addition to the garage. The front garden is also partly lawned with established trees and shrubs.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal Classic gas boiler.

DOUBLE GLAZING

The property has the benefit of uPVC framed sealed unit double glazing.



DINING KITCHEN



DINING KITCHEN



MASTER BEDROOM



ENSUITE SHOWER ROOM

SECURITY

A security alarm system is installed.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

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

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Albery Way is located off Drury Lane in the village of New Waltham. Local shopping facilities are within easy reach and the property falls within the catchment of the highly regarded Tollbar Academy for 11-18 year olds.



BEDROOM TWO



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.

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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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