

MARTIN MASLIN

19 BEECH GROVE
HOLTON-LE-CLAY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5YL



Located in a pleasant cul-de-sac in the village of Holton le Clay this beautifully presented and cherished detached house provides excellent accommodation which must be seen to be appreciated. With gas central heating, uPVC framed double glazing and a security alarm the property is a real gem and the accommodation briefly comprises:- Reception Hall with spindle balustrade staircase, Cloakroom, through Lounge/Diner with cream granite fireplace, uPVC Conservatory, lovely Breakfast Kitchen with cream units and built in appliances, Landing, three double Bedrooms and Bathroom with a cream suite and a separate shower cubicle. The gardens are equally delightful and feature a neat lawn, established shrubs, a patio and a block paved driveway serving the integral single Garage. A lovely home. EPC Rating -

£178,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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The accommodation comprises: -

GROUND FLOOR

RECEPTION HALL

A welcoming entrance area from where the staircase with two quarter landings and spindle balustrade leads to the first floor. There is a useful under stairs cupboard, a laminate finish floor, a central heating radiator and a door leading into the garage.

CLOAKROOM

With a white suite comprising a w.c and a small handbasin. Central heating radiator.

LOUNGE/DINER

4.14m (13'7") x 3.66m (12'0") plus bay 2.90m (9'6") x 2.62m (8'7")

A good length through room with patio style doors opening to the Conservatory. The Lounge area features a superb cream granite traditional style fireplace with an enclosed living flame electric fire. There are two central heating radiators.

CONSERVATORY

2.82m (9'3") x 2.67m (8'9")

A uPVC framed double glazed Conservatory with French doors opening into the garden.

BREAKFAST KITCHEN

3.30m (10'10") x 2.79m (9'2")

Comprehensively equipped with a range of cream wall and base cabinets with butchers block style worksurfaces incorporating a single drainer white enamel sink unit. Built in appliances comprise a Prima electric oven, a 4 ring electric ceramic hob with extractor canopy above and a fridge freezer. There is a central heating radiator, a two person breakfast bar and a door which leads to the rear garden.

FIRST FLOOR

LANDING

With a cupboard housing the hot water cylinder.

BEDROOM ONE

3.66m (12'0") x 3.58m (11'9")

A lovely bedroom at the front of the house with a central heating radiator.

BEDROOM TWO

3.66m (12'0") x 3.35m (11'0")

A delightful double bedroom with a central heating radiator.

BEDROOM THREE

3.48m (11'5") x 2.79m (9'2") plus recess

A good size third bedroom with a central heating radiator.



RECEPTION HALL



LOUNGE/DINER



LOUNGE/DINER



BREAKFAST KITCHEN

BATHROOM

2.79m (9'2") x 2.44m (8'0") plus shower cubicle

A well proportioned bathroom with a cream suite comprising a panel bath, a pedestal washbasin and a w.c. A shower cubicle with bi-fold doors features the Aqualisa digital mixer shower, the walls are part tiled and there is a central heating radiator.

OUTSIDE

GARAGE

4.83m (15'10") x 2.54m (8'4")

A integral garage with electric light and power, an up and over door, an Ideal Icos gas boiler and an internal door linking to the house.

The house stands within lovely gardens which are maintained and presented to an excellent standard. To the front there is a block paved driveway and pathway and the garden area is gravelled for ease of maintenance. The rear garden is very pretty with a central lawn area surrounded by a variety of established shrubs and plants. There is a paved patio area and the boundaries are fenced.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal Icos gas boiler in the Garage.

DOUBLE GLAZING

The house has the benefit of uPVC framed double glazing.

SECURITY

A security alarm system is installed.

LOCAL AUTHORITY

East Lindsey District Council.

COUNCIL TAX

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

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BEDROOM ONE



BEDROOM TWO

LOCATION AND AMENITIES

Beech Grove is a cul-de-sac located just off Southfield Road in the Holton le Clay. The village provides an excellent range of local amenities including a primary school, a Co-op supermarket, a popular tea room, the Royal Oak pub and restaurant and hot food takeaways.



BATHROOM



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.

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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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