

MARTIN MASLIN

4A MAPLE AVENUE
KEELBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8EL



We are pleased to offer for sale this superb and well extended detached family home standing on a good size plot tucked away at the bottom of this pleasant cul de sac. Deceptive in appearance the property offers versatile accommodation featuring four/five bedrooms, a superb living kitchen and an additional playroom with French doors. Well presented with solid oak floors the accommodation includes an Entrance Porch, Hallway, Cloakroom/w.c, a generous Lounge with open fire, a spacious shaker style Living Kitchen with centre island and dining area, a Playroom and a ground floor fifth Bedroom. Upstairs there are four bedrooms with one currently used as study, a smart fully tiled Bathroom with shower and separate w.c. Outside a generous driveway with a shared approach gives access to a double detached Garage and front lawn. A side gate leads to a lovely patio style garden with a solid oak gazebo ideal for a hot tub or entertaining and there is a further raised decked area for relaxing. A lovely versatile family property. EPC Rating - C

£245,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

GROUND FLOOR

A uPVC front entrance door with matching side panel gives access to the enclosed porch.

ENTRANCE HALL

A good size entrance hall featuring a solid oak floor and a pine spindle staircase leading to the first floor with cupboard under. There is a radiator and a uPVC double glazed side window.

CLOAKROOM/W.C.

With a modern white two piece suite comprising close coupled w.c. and corner vanity unit. It has gold sparkle plastic cladding, a tiled floor and uPVC double glazed side window.

LOUNGE

4.88m (16'0") x 4.09m (13'5")

A generous room with a solid oak floor featuring a handsome oak firesurround with an open horseshoe fireplace set on a tiled hearth. There is coving to the ceiling, a radiator and a uPVC double glazed bow window overlooking the front garden.

KITCHEN

6.88m (22'7") x 3.81m (12'6")

An excellent family kitchen fitted with a comprehensive range of light oak fronted shaker style units with complementary worksurfaces. The centre island unit is ideal for entertaining and features an induction hob with a large projecting stainless steel canopy over with drawers and cupboards beneath. There is a 1.5 bowl sink with a mixer spray tap and brick bond style splashback. Quality built in CDA appliances include two double eye level ovens, a recess designed for an American fridge, an integrated dishwasher, washing machine and tumble dryer. The kitchen has coving to the ceiling with recess lighting and a ceramic tiled floor flows through into the dining area at one end, two radiators, a large uPVC window allows natural light and a further uPVC double glazed rear door onto the garden.

STUDY

3.23m (10'7") x 2.57m (8'5")

Located off the Kitchen with tiled floor, a radiator and French double glazed doors giving views and access onto the decking area.

BEDROOM FIVE

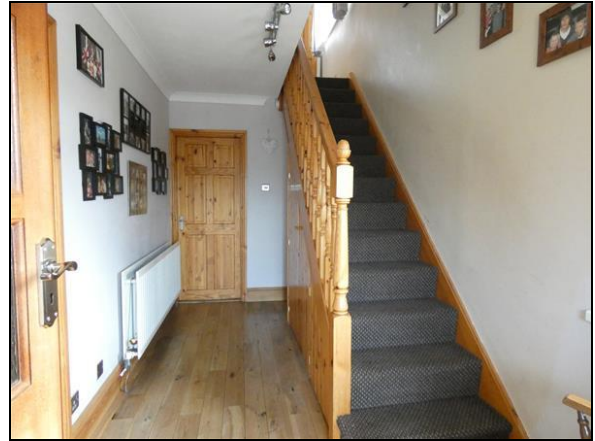
3.76m (12'4") x 2.57m (8'5")

Extended in later years to provide a useful further bedroom with built in wardrobes, a radiator, access to the loft space and a uPVC double glazed bow front window.

FIRST FLOOR

LANDING

A spacious landing with a uPVC double glazed side window allowing natural light and a further useful storage cupboard.



ENTRANCE HALL



LOUNGE



KITCHEN



KITCHEN

MASTER BEDROOM

3.78m (12'5") x 2.77m (9'1")

Extending to 4.17m (13'8") into door recess.

A good size master bedroom with a large built in walk in wardrobe. Decorated in pastel colours with a wood panel floor, a radiator and a uPVC double glazed rear window.

BEDROOM TWO

4.17m (13'8") x 2.44m (8'0") plus door recess

With coving to the ceiling, a radiator and a uPVC double glazed front window.

BEDROOM THREE

3.12m (10'3") x 2.26m (7'5")

With a radiator and a uPVC double glazed front window.

BEDROOM FOUR

3.12m (10'3") x 2.29m (7'6")

Including overstairs bulkhead

Currently used as a Study.

BATHROOM

Fully tiled with a modern suite in white comprising pedestal wash hand basin, panel bath with mixer taps and a separate recess shower cubicle with thermostatic unit. There is a heated chrome towel rail and a uPVC double glazed rear window.

SEPARATE W.C.

With close coupled w.c. and uPVC double glazed side window.

OUTSIDE

DETACHED DOUBLE GARAGE

5.59m (18'4") x 5.18m (17'0")

With power and light, courtesy side window and twin up and over doors.

The property has an open plan shared approach with ample parking leading in turn to the garage. The front garden is mainly lawned whilst stocked with plants and shrubs and has a walled boundary. A side gate leads to the pleasant rear garden designed for ease of maintenance and features a large paved patio with purpose built oak pitched gazebo ideal for a hot tub or entertaining purposes. Beyond the patio is a raised decked area enclosed by fencing ideal for enjoying the summer months.



KITCHEN



KITCHEN



STUDY



BEDROOM FIVE

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Worcester Bosch central heating boiler located in the Kitchen.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

LOCAL AUTHORITY

West Lindsay District 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

Strictly by appointment through the Agents on Grimsby 311000.



with

MASTER BEDROOM



BEDROOM TWO



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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