



9 Maidwell Way, Grimsby, DN34 5UP

TO LET - £450 pcm (£515 Depoist)

CanTERS

Chartered Surveyors

Located on the north-western periphery of the well-populated and popular Laceby Acres Estate, Maidwell Way is an established cul-de-sac of 40 properties, accessed via Nelson Way. The street is well positioned to benefit from easy access to Grimsby Golf Course, Laceby Acres and Western primary schools, the Bradley Crossroads retailing parade and a large Morrisons supermarket with neighboring McDonalds restaurant, located on Laceby Road. Furthermore, the River Freshney is located within direct proximity, providing an abundance of open space and a pleasant countryside-style feel.

This **ONE BEDROOMED LINK MAISONETTE** occupies a prominent corner plot on the southern side of Maidwell Way, at its junction with Spratton Court. Internally, the property comprises a living area and kitchen/diner on the ground floor, with a double bedroom and bathroom on the first floor. The property has been newly decorated and benefits from uPVC double glazing and gas-fired central heating throughout, in addition to off-road parking for a single vehicle to the front and private gardens to the rear, located separately to the overriding plot.

Living Area	3.60m x 3.15m. Reception room, accessed directly from the front entrance, with views to the front aspect. Neutral décor, including carpet flooring and a pendant light.
Kitchen/Diner	3.60m (max) x 2.30m. Kitchen with dining area beneath the staircase. A range of fitted units, comprising oak-effect panelling and black worktops, incorporating integrated appliances, including an electric 4-hob cooker, oven and stainless steel sink with drainer and mixer tap, in addition to under counter spaces for 3 white goods. Neutral décor, including timber-effect vinyl flooring and two-tone tile splash back with a pendant light. Ideal Logic+ Combi boiler.
Staircase/Landing	Carpeted staircase, located within the living area and providing access to all first floor rooms via a central landing.
Bedroom	3.60m (max) x 3.50m. Double bedroom providing views to the front aspect and incorporating an element of built-in storage, in addition to an alcove storage area. Neutral décor, including timber-effect laminate flooring and a pendant light.
Bathroom	1.62m x 2.37m (max). Fitted suite, with views to the side aspect, comprising a WC, basin and bath with overhead shower. Neutral décor, including tile-effect vinyl flooring and two-tone tiled splashback with a dome light.
Outside	Lawned gardens to the front, which are unsecured from the street-scene, but incorporate a brick driveway, which provides parking for a single vehicle. Private low-maintenance rear gardens, located away from the property and accessed via Spratton Court. A mixture of pebbled and concrete surfaced areas, incorporating a timber shed.
Tenancy Details	Available to let on an unfurnished basis, by way of an Assured Shorthold Tenancy (AST) agreement, for a minimum term of 6 months, paying £450 per calendar month. A deposit of £515 will be paid and held in a Deposit Protection Scheme (DPS).

Council Tax Band: A

NB: This can be reviewed by the Local Authority.

EPC Rating: D (67)

FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact Andrew Chisholm andrew@canters.co.uk 01472 356143

ADDITIONAL PHOTOS & PLANS



Living Area



Kitchen



Dining Area



Bedroom



Bathroom



Garden

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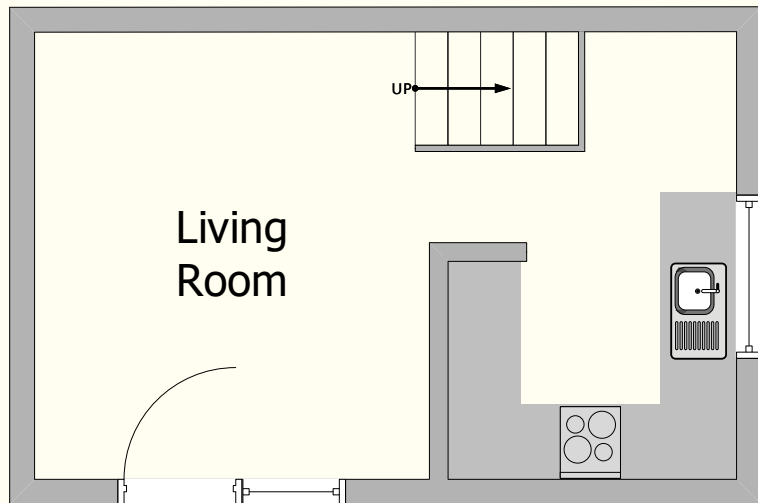
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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 14/04/2021

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Ground Floor



First Floor



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Plan to illustrate detached rear garden

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