

MARTIN MASLIN

2 ALFRED TERRACE MEWS
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0QY



Situated within a short walking distance of the town centre a most impressive detached residence tucked away in one corner of this delightful mews development. Built in 1991 on the site of Doctor William Grangers garden, a former stable now sympathetically reconstructed by a local architects in Dutch handmade bricks in keeping with the area. Beautifully presented the property offers flexible accommodation including a lovely Hallway, staircase and Cloakroom/ W.C, a wonderful bright Lounge with double doors onto a separate Dining Room and a shaker style well equipped Kitchen featuring a deep bay providing a pleasant dining space. Upstairs a generous Landing serves two individual Bedrooms (Master with built in wardrobes) and a spacious modern Bathroom with built-in furniture and a shower cubicle. Outside there is a delightful block paved courtyard garden and a patio. A great opportunity not to be missed! EPC Rating - D

£179,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises: -

ENTRANCE PORCH

A canopied front porch gives access to the hallway.

HALLWAY

3.43m (11'3") x 2.97m (9'9")

A lovely inviting open plan area where the spindle staircase leads to the first floor. It has coving to the ceiling and a radiator.

CLOAKROOM

A modern designer cloakroom comprising a vanity unit with a slimline wash hand basin, a pillar style tap and cupboards beneath, a close coupled w.c. and an extractor fan. It has fashionable Karndean flooring.

LOUNGE

5.13m (16'10") x 3.78m (12'5")

A bright dual aspect generous room tastefully decorated featuring the original exposed beams and coving to the ceiling. The focal point is a polished fireplace surround with a tiled inlay housing a living flame style gas fire. It has a radiator and a further electric wall heater. Glazed double doors open into a separate dining room.

DINING ROOM

4.04m (13'3") x 3.43m (11'3")

An unusual shaped dining room tastefully decorated in pastel colours with coving to the ceiling, a radiator and a double glazed front window.

KITCHEN

5.00m (16'5") into bay x 2.97m (9'9")

A lovely kitchen featuring a double glazed semi circular bay window with a curved radiator providing a pleasant dining area forming the focal point of the room. The kitchen is attractively fitted with a range of light beech shaker style cabinets (some with glass display units). Contrasting worksurfaces incorporate a 1.5 bowl sink with mixer taps, a tiled surround and underlighting to the cabinets. Quality Bosch appliances include a four ring gas hob with stainless steel chimney style extractor fan with a light over, a single electric oven and grill, an integrated dishwasher and plumbing for an automatic washing machine. The kitchen has a smart ceramic tiled floor with plinth lighting.

FIRST FLOOR

LANDING

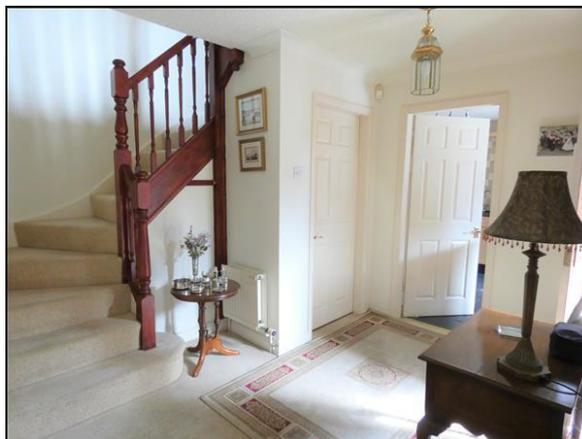
3.43m (11'3") x 2.97m (9'9")

A lovely spacious landing with a spelled balustrade, a double glazed front window, coving to the ceiling, a radiator and access to a part boarded loft with a pull down ladder. All rooms lead directly off as follows:

MASTER BEDROOM

3.68m (12'1") to front of wardrobe x 3.81m (12'6")

A charming bedroom with three double glazed windows including an oriel bay, coving to the ceiling and a radiator. It has fitted mirrored wardrobes along one wall.



HALLWAY



LOUNGE



DINING ROOM



KITCHEN

BEDROOM TWO

4.04m (13'3") x 3.43m (11'3") narrowing to 2.82m (9'3")

Another lovely bedroom with dual aspect double glazed windows, coving to the ceiling and a radiator.

BATHROOM

3.45m (11'4") x 2.97m (9'9")

A spacious family bathroom with a white suite featuring a modern vanity unit with an offset moulded sink unit, cupboards and drawers beneath, a deep panel bath with a tiled surround, a close coupled w.c. and a separate tiled shower cubicle with a 'J' shaped shower and hand rail. It has attractive bamboo style wood flooring, a built in airing cupboard with a hot water tank, shelves and a central heating boiler. There is a double glazed front window.

OUTSIDE

The property is nicely tucked away in one corner of this attractive mews style development. No. 2 occupies a large corner plot with a block paved driveway to the front featuring a small patio area behind the building with a shed and mature trees.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the central heating boiler located in the Bathroom.

DOUBLE GLAZING

The property has the benefit of double glazed sealed unit decorative leaded windows set in soft wood frames.

MANAGEMENT FEE

There is a management fee of £200.00 per annum for general maintenance of the outside areas and public liability insurance.

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

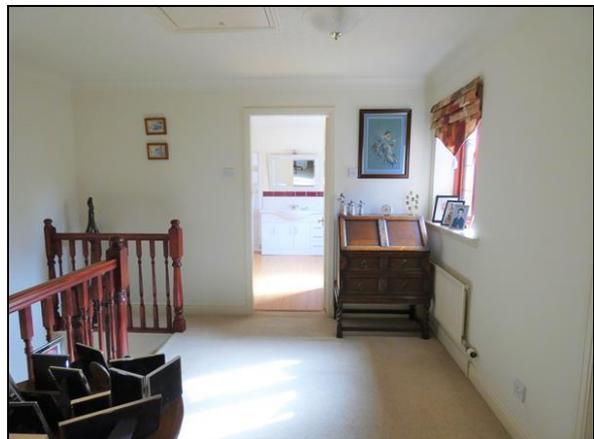
By appointment through the Agents on Grimsby 311000.



KITCHEN



KITCHEN



FIRST FLOOR LANDING



MASTER BEDROOM

LOCATION AND AMENITIES

Alfred Terrace Mews is situated just off Brighowgate within its own delightful courtyard setting and No.2 is tucked away in the far corner. The town centre is a few minutes walk along with the train station and local shops and amenities.



MASTER BEDROOM



BEDROOM TWO



BATHROOM



OUTSIDE - FRONT



OUTSIDE - REAR

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.



21033



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

M619 Printed by Ravensworth 0870 112 5306