

# MARTIN MASLIN

2 ROUNDWAY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN34 5AS



A delightful 1930's traditional bay fronted semi detached house occupying a slightly elevated plot enjoying a superb south facing rear garden. Ideally placed just off The Cresta and Westward Ho the property would appeal to young families seeking a home with character within walking distance of the town centre. Sympathetically modernised and updated featuring a lovely Hallway with an oak stripped floor, a Cloakroom with W.C. and two individual reception rooms. The front Sitting Room features an electric remote controlled plasma fire whilst the rear Lounge boasts a lovely tiled recess fireplace with a multi fuel burning stove. It has a stunning modern Wren fitted Kitchen in a sea foam matte finish complemented by textured walnut worksurfaces, Karndean flooring and built in quality appliances. Upstairs there are three excellent size Bedrooms and a lovely refurbished Bathroom complemented by driftwood style tiling with a white suite featuring a double ended panel bath. A charming and well built family home with a great feel benefitting from a new gas central heating boiler (installed in 2018), uPVC double glazing and great outdoor space. There is a paved driveway screened by double gates leading to the Garage and a lovely lawned garden with its own private aspect. Viewing highly recommended.

EPC Rating - D

£179,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

### ENTRANCE PORCH

A traditional canopied entrance porch with a uPVC double glazed front door giving access to the hallway.

### HALLWAY

4.57m (15'0") x 1.96m (6'5")

A lovely hallway where the original oak stripped floor and panelled staircase leads to the first floor level. It has a useful cupboard under, a radiator and coving to the ceiling.

### CLOAKROOM/W.C.

With a low flush w.c, a wash hand basin with tiled splash back and a heated towel warmer. There is a uPVC double glazed side window.

### SITTING ROOM

4.22m (13'10") into bay x 3.66m (12'0")

A modern relaxing room featuring a remote controlled electric wall mounted plasma style fire, coving to the ceiling, a radiator and a deep uPVC leaded bay window.

### LOUNGE

4.93m (16'2") into bay x 3.45m (11'4")

A lovely traditional room with a deep uPVC bay window overlooking the rear garden decorated in pastel colours with a recess stone tiled fireplace forming the focal point of the room housing a multi fuel burning cast iron stove with over mantle, coving to the plaster moulded ceiling and a radiator.

### KITCHEN

5.89m (19'4") x 2.34m (7'8") narrowing to 2.13m (7'0")

A superb Wren designed kitchen in a sea foam matte finish displaying a comprehensive range of handleless cabinets with soft close facility. Smart textured walnut finish worksurfaces incorporate a designer sink with mixer taps and an additional cold filter tap further enhanced by glazed brick bond style tiling to the walls. A host of integrated appliances include a double fan assisted oven and grill, a black ceramic hob with a designer angled LED extractor fan, a split 50/50 integrated fridge and freezer, a built in dishwasher and an integrated washing machine. The kitchen has a designer Karndean floor with recess lighting, dual aspect uPVC windows and a further double glazed door onto the driveway.

### FIRST FLOOR

#### LANDING

With a uPVC double glazed side window, a panelled balustrade and access to the loft space. All rooms lead directly off as follows:



HALLWAY



SITTING ROOM



LOUNGE



KITCHEN

### **BEDROOM ONE**

**4.19m (13'9") into bay x 3.66m (12'0")**

A lovely bedroom featuring a deep walk-in uPVC bay window with a radiator beneath. Tastefully decorated with an original tiled fireplace.

### **BEDROOM TWO**

**4.06m (13'4") x 3.48m (11'5") into alcove**

Another good size double bedroom tastefully decorated with built-in storage cupboards, a radiator and a uPVC double glazed window overlooking the rear garden.

### **BEDROOM THREE**

**2.84m (9'4") x 2.13m (7'0")**

An ideal child's bedroom tastefully decorated in modern colour schemes with a radiator and a uPVC double glazed window overlooking the rear garden.

### **BATHROOM**

Superbly refurbished and tiled in a soft driftwood finish with white grouting. Featuring a modern white suite comprising a close coupled w.c, a vanity unit with offset wash hand basin, mixer taps and cupboards beneath and a double ended panel bath with centre taps. It has an electric shower with a glass screen, a radiator, a panel ceiling with recess lighting and a uPVC double glazed front window.

### **OUTSIDE**

### **GARAGE**

**5.31m (17'5") x 2.69m (8'10")**

A concrete sectional garage with power and light and up and over door.

The property enjoys a slightly elevated paved front garden well stocked with plants and shrubs set behind a brick wall. It has a paved driveway to one side with double gates leading in turn to the garage. The rear garden enjoys a predominately south facing aspect well established with plants and shrubs and fencing to the perimeter. Directly behind the Lounge is a small fenced wildlife garden ideal for small pets for the growing family.

### **SERVICES**

Gas, water, electricity and drainage are connected.

### **CENTRAL HEATING**

Comprises radiators as detailed above connected to the Vokera Riello combination central heating boiler located in the kitchen cupboard.

### **DOUBLE GLAZING**

The property has the benefit of uPVC framed glazing.

### **LOCAL AUTHORITY**

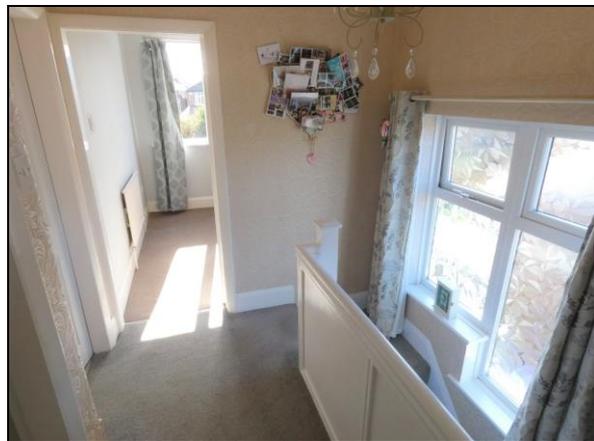
North East Lincolnshire Council.



KITCHEN



KITCHEN



FIRST FLOOR LANDING



BEDROOM ONE

## COUNCIL TAX

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

## TENURE

The property is Freehold - subject to Solicitors verification.

## VIEWING

By appointment through the Agents on Grimsby 311000.



BEDROOM TWO



BEDROOM THREE



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.

**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.



21028



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

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