

MARTIN MASLIN

6 TURNBERRY APPROACH
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0UQ



Set within beautiful gardens on Turnberry Approach just off Archer Road, this impressive detached house offers stylishly presented accommodation with gas central heating, uPVC double glazing and a security alarm system. It has the benefit of a Double Garage and plenty of driveway parking and includes:- Reception Hall, Cloakroom, lovely Lounge with wood burning stove, 25'9 Living Kitchen extending across the width of the house and featuring gloss white units, butchers block worktops and French doors opening to the garden, rear Lobby, Landing, FOUR Bedrooms (two with built-in wardrobes) and stunning Bathroom with a white suite and separate shower cubicle. The gardens include a paved terrace, a pergola, a pond and front and rear lawns. A delightful family home - viewing recommended. EPC Rating - D

£299,950

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 a ranch style balustrade leads to the first floor. The hall features Amtico flooring and a central heating radiator with a decorative cover.

CLOAKROOM

With a white suite comprising a w.c, and a corner handbasin.

LOUNGE

4.98m (16'4") x 3.96m (13'0")

A well proportioned room at the front of the house featuring a wood burning stove set within a brick lined fireplace with a timber lintel above. There are twin side windows for extra natural light and the room benefits from an Amtico floor and a central heating radiator. Double doors link through to the Living Kitchen.

LIVING KITCHEN

7.85m (25'9") x 3.66m (12'0") max

A wonderful room extending across the full width of the rear of the house and providing kitchen space plus areas for sitting and dining if required. French doors open to the rear terrace and a door links to the useful rear Lobby. The Kitchen area is equipped with a comprehensive range of gloss white wall and base cabinets with wooden butchers block worksurfaces incorporating a white ceramic 1.5 bowl sink unit. There is a Rangemaster range style cooker (available by arrangement) with a wide extractor canopy above. A cupboard houses the Worcester Greenstar gas boiler and there is space and provision for freestanding appliances. The floor is tiled and there is a central heating radiator.

REAR ENTRANCE LOBBY

With a stable style interior door.

FIRST FLOOR

LANDING

BEDROOM ONE

4.09m (13'5") x 3.12m (10'3")

A lovely bedroom featuring a range of gloss grey wardrobes and a central heating radiator.

BEDROOM TWO

3.53m (11'7") x 3.12m (10'3")

Another excellent double bedroom with a range of grey shaker style wardrobes and a central heating radiator.



RECEPTION HALL



LOUNGE



LOUNGE



LOUNGE

BEDROOM THREE

3.12m (10'3") x 2.36m (7'9") plus deep recess

There is a bulkhead cupboard and a central heating radiator.

BEDROOM FOUR

2.54m (8'4") x 2.03m (6'8")

With a central heating radiator.

BATHROOM

2.54m (8'4") x 2.49m (8'2")

Sumptuously appointed with a white suite comprising a panel bath, a vanity handbasin set on a grey cabinet, a w.c. and a large step-in shower cubicle with a Grand chrome mixer and a fixed drencher head. There is a shaver point and a combined column radiator/towel warmer.

OUTSIDE

DOUBLE GARAGE

6.10m (20'0") x 4.95m (16'3")

With an up and over door, a side door, electric light and power and a security alarm.

The house stands within lovely rectangular shaped gardens which are principally lawned at the front with a low front boundary wall. A wide driveway leads through double gates to a sizeable concrete surfaced parking area in front of the garage. This area is fenced off from the main rear garden which is itself laid to established lawn and features a pond and raised paved terrace with pergola above. At the bottom of the garden there is a greenhouse and a recently laid base suitable for a summerhouse or garden bar perhaps.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Worcester Greenstar gas boiler in the Living Kitchen.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

SECURITY

A security alarm system is installed.

LOCAL AUTHORITY

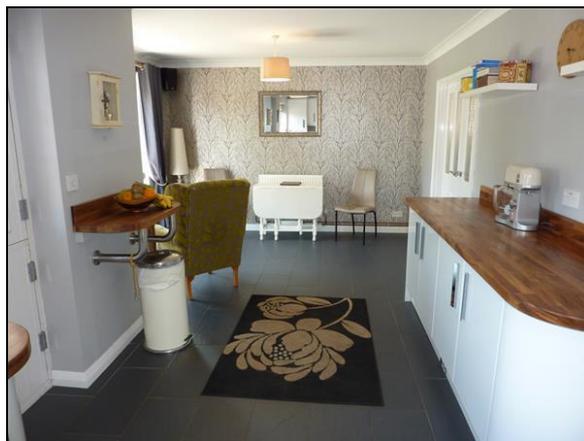
North East Lincolnshire Council.

COUNCIL TAX

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



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



BEDROOM ONE

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Turnberry Approach links Archer Road and Sunningdale in the popular village of Waltham. The village centre provides a good range of facilities including small supermarkets, specialist retailers, restaurants, tea rooms and two Public Houses. The property falls within the catchment of well regarded schools.



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



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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