

# MARTIN MASLIN

16 RADCLIFFE ROAD  
HEALING  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN41 7NH



A NEWLY RENOVATED FOUR BEDROOM DETACHED RESIDENCE FOUND TUCKED AWAY ALONG A PRIVATE DRIVEWAY. OFFERING SPACIOUS AND FLEXIBLE ACCOMMODATION WITH SCOPE TO INCREASE LIVING SPACE OR ADD AN ANNEXE IF DESIRED.

£455,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

# The Property

A most impressive and well designed family detached residence found tucked away in a cul-de-sac along this private driveway forming part of Radcliffe Road, lying just off The Avenue. Now virtually unrecognisable from the original bungalow dating back to the early 1960's, the property has been transformed into a stunning family home with two large garages, one which could be easily converted into additional living accommodation or an Annex if required.

The property is set within a private south westerly facing plot and has been superbly designed to accommodate today's modern living, including oak interior doors, a fabulous 32 foot Living Kitchen with bi-fold doors and four generous bedrooms, including two with En suite Shower rooms.

Principal features include a spacious tiled Entrance Hall where the return staircase leads to the first floor, a downstairs Cloakroom, a generous front Lounge accessed via double doors from the Hallway, a separate Study/Snug which could be utilised as a Home Office space and a Utility room.

Undoubtedly the Living Kitchen, extending to 32 foot in length forms the hub of this wonderful home, displaying a modern kitchen in a two tone high gloss grey finish, with chrome door and drawer pulls. Complemented by white granite worktops which form a breakfast bar and incorporate a host of quality built in appliances. The tiled floor flows effortlessly through into the large dining and living area, with vertical radiators and bi fold doors opening onto the rear sun terrace. Upstairs there are four excellent size Bedrooms, including two with En-suite Shower rooms and the principal Bathroom.

On approach to the property, the driveway splits into two and serving both the original and newly built garage. To the rear there is a lovely south westerly facing garden with a superb sandstone patio spanning the rear of the property and a lawned garden with fencing to the perimeters. The property will be offered with immediate vacant possession. Healing is a most desirable village with local shops and amenities within easy reach, a train station and schools of good repute. Viewing is highly recommended to appreciate all this home has to offer. EPC Rating - C.



# Accommodation

## ENTRANCE

A smart composite front door gives access to a spacious 'L' shaped hallway where the return spindle staircase leads to the first floor level. It has a tiled floor, an open recess to the staircase, two radiators and recessed lighting.

## CLOAKROOM

With a white suite comprising close coupled w.c, vanity unit with wash hand basin and pillar style taps, tiling to the walls and floor and a uPVC double glazed window.

## LOUNGE

**7.01m (23'0") x 3.58m (11'9")**

Accessed via half glazed oak doors from the Hallway, a lovely sized room which enjoys dual aspect views onto the front garden. It has two radiators and recessed lighting.

## STUDY/SNUG

**2.79m (9'2") x 2.67m (8'9")**

A useful room which could be used as a study, snug or home office. With a radiator and a uPVC double glazed side window.

## UTILITY ROOM

**2.46m (8'1") x 1.96m (6'5")**

Well fitted and featuring granite worktops with matching upstands and cut away Blanco designer sink with mixer taps. There is plumbing for a washing machine, vent for a tumble dryer and useful storage cupboard. It has a large airing cupboard housing the unvented tank with pressured system and gas central heating boiler. There is a ceramic tiled floor, a radiator and a uPVC double glazed side window.

## LIVING KITCHEN

**9.75m (32'0") x 4.27m (14'0")**

A superb bright and spacious room with a modern tiled floor and bi fold doors giving views and access onto the rear sun terrace. The Kitchen is situated at one end and is fitted with a range of symphony cabinets in a high gloss two tone grey finish. Complimented by chrome trim cupboard and drawer pulls and granite worktops incorporating a breakfast bar overhang, matching upstands and a cut-away 1.5 bowl sink with mixer tap. Quality built in appliances include a four ring ceramic hob with overhead extractor fan and light, double fan assisted oven and grill, eye level microwave, a dishwasher and space for a large freestanding fridge/freezer. It has a large area for freestanding furniture, with wall mounted TV points and two vertical radiators. There is recessed lighting, a uPVC double glazed window and bi-fold doors overlooking the rear garden.

## REAR LOBBY

**4.34m (14'3") x 1.52m (5'0")**

A door from the Living Kitchen leads into a covered rear lobby with courtesy door leading to the original Garage and benefitting from front and rear access.



ENTRANCE



LOUNGE



STUDY/SNUG

## FIRST FLOOR

### LANDING

5.18m (17'0")

A spacious landing with a deep stairwell and spelled balustrade. All rooms lead directly off as follows:-

### BEDROOM ONE

7.01m (23'0") x 3.35m (11'0")

A large double bedroom with a radiator and a uPVC double glazed window overlooking the front.

### EN SUITE SHOWER ROOM

2.82m (9'3") x 1.37m (4'6")

An attractive, fully tiled shower room with a white suite comprising a close coupled w.c, a large vanity unit with pillar style tap and cupboards beneath, a bluetooth mirror and a double walk in shower with fixed drencher head, handset and roman sliding door. It has a chrome heated towel rails and a uPVC double glazed window.

### BEDROOM TWO

5.33m (17'6") x 4.27m (14'0")

Another lovely double bedroom with two uPVC windows overlooking the rear garden. It has a radiator and recessed lighting.

### SECOND EN SUITE SHOWER ROOM

An attractive, fully tiled shower room with a white suite comprising a close coupled w.c, a large vanity unit with pillar style tap and cupboards beneath, a bluetooth mirror and a double walk in shower with fixed drencher head, handset and roman sliding door. It has a chrome heated towel rails and a uPVC double glazed window.

### BEDROOM THREE

4.27m (14'0") x 3.48m (11'5")

A good size double bedroom with a radiator and a uPVC double glazed window overlooking the rear garden.

### BEDROOM FOUR

3.35m (11'0") x 2.74m (9'0")

A good size bedroom with a radiator and a uPVC double glazed window.

### BATHROOM

3.07m (10'1") x 2.84m (9'4")

A spacious, fully tiled bathroom with a white suite comprising a close coupled w.c, a large vanity unit with pillar style taps and mirror over, a double ended panel bath with centre waterfall tap and further walk in shower cubicle with fixed drencher head, handset and pivot opening doors. There is a chrome heated towel rail and a uPVC double glazed window.



UTILITY ROOM



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN

## OUTSIDE

### ORIGINAL GARAGE

8.59m (28'2") x 3.81m (12'6")

A large garage accessed via the rear lobby, with power and light, providing various opportunities such as a additional living accommodation or an Annex. It has a double glazed door onto the garden and an up and over front door.

### SECOND GARAGE

6.25m (20'6") x 4.44m (14'7")

extending to 5.21m (17'1").

A newly built attached garage with power and light and up and over door.

The property is approached by a private driveway which leads in turn to a generous concrete and brick edged parking area to the front of the house and a further driveway to the second garage.

The front garden is mainly lawned and set behind a low brick and coping stone wall boundary. The rear garden enjoys a predominantly south west facing aspect and features a lovely sandstone sun terrace spanning the rear of the property, with a shaped lawned garden and fencing to the perimeters.

### GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and central heating comprises radiators detailed above connected to the Logic Max system S30 combination central heating boiler located in the Utility Room. The property has the benefit of uPVC double glazing. The property falls with the jurisdiction of the North East Lincolnshire Council and under Tax Band -E. The property is Freehold - subject to Solicitor's verification and viewing is strictly by appointment through the Agent's on Grimsby 311 000.

### N.B SPECIAL AGENTS NOTE

The main tarmac drive and an area to the front of the house will be subject to a right of way to provide access for two detached dwellings with double garages to be constructed on a plot at the rear.



REAR LOBBY



LANDING

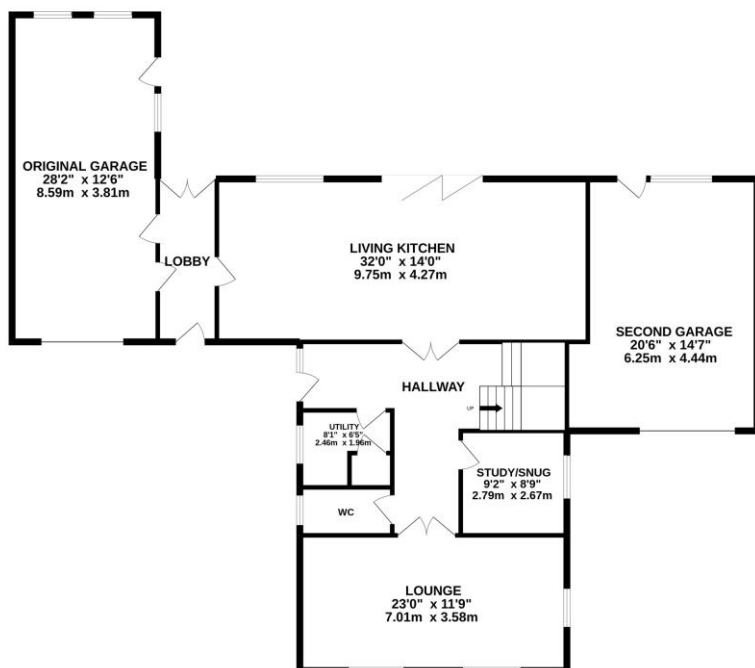


BEDROOM ONE

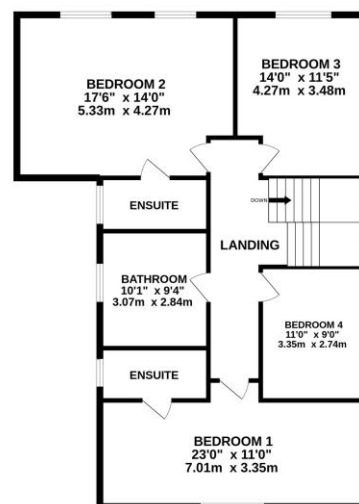


EN SUITE SHOWER ROOM

GROUND FLOOR  
1859 sq.ft. (172.7 sq.m.) approx.



1ST FLOOR  
1077 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA: 2935 sq.ft. (272.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.

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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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