

MARTIN MASLIN

7 GREENFINCH DRIVE
CLEETHORPES
NORTH EAST LINCOLNSHIRE
DN35 0SS



Situated in the Humberston School catchment and within walking distance of the country park, a most impressive detached family home. Sympathetically extended in 2008 to create a superb Sun Lounge, an extended Kitchen, a Utility/W.C. and a Principal Bedroom with a large ensuite Bathroom together many high quality features and fittings. The well presented accommodation comprises of an Entrance Hall, bright Lounge fitted with engineered wood flooring, central Dining Room and a lovely Sun Lounge benefitting from underfloor heating. The superb oak fronted Kitchen with its range of quality appliances also features underfloor heating and there is a Utility Area and Cloakroom. Upstairs there are four good size Bedrooms, the principal extending to 18'6" complete with built-in wardrobes and an ensuite Bathroom. There is an integral Garage with electric front door whilst the house enjoys a lovely orientation to the rear, the gardens featuring decking, lawn and a large block paved patio area. A lovely family home, sensibly priced. EPC Rating – C.

£318,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A canopied front entrance porch with a uPVC double glazed front door leads directly into the Hallway.

ENTRANCE HALL

4.34m (14'3") x 1.75m (5'9")

A welcoming hallway from where the spindle staircase leads to the first floor. Featuring an engineered oak floor, recessed lighting, coving to the ceiling, a radiator and a useful understairs storage cupboard. There is also a further courtesy door into the garage.

LOUNGE

4.34m (14'3") x 3.35m (11'0")

A lovely bright front lounge featuring an engineered oak floor and coving to the ceiling. It has a large uPVC window overlooking the front garden and a central heating radiator.

DINING ROOM

3.00m (9'10") x 2.77m (9'1")

A central dining room connecting the Kitchen and the Sun Lounge. There is coving to the ceiling, a radiator and a solid oak floor. Sliding double glazed patio doors lead directly into the Sun Lounge.

SUN LOUNGE

3.89m (12'9") x 3.20m (10'6")

A superb room extended in 2008 forming a valuable family space with a pitched tile roof. Benefitting from underfloor heating with ceramic floor tiles, recessed ceiling spotlights, uPVC windows and French double glazed doors giving views and access onto the decked area.

KITCHEN

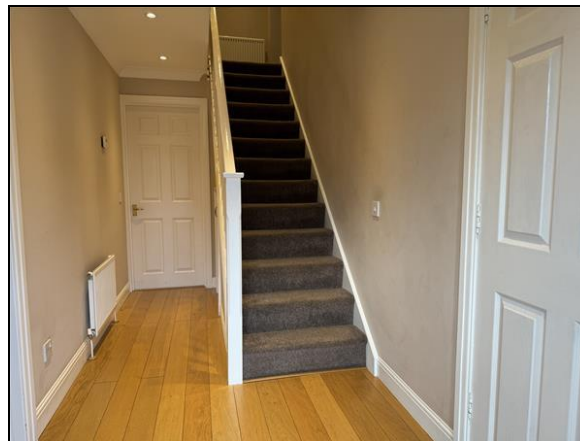
4.27m (14'0") x 3.05m (10'0")

With quality medium oak fronted base and wall units, chrome handles and complementary worksurfaces incorporating a 1.5 bowl sink with monobloc taps and matching upstands and extending to form a breakfast bar at one end and there are deep cupboards with extra pan drawers. Quality built-in appliances include a Stoves 5 ring induction hob with matching overhead extractor fan and light, eye-level AEG electric oven, double fan assisted oven and combination microwave. There is also housing for an American fridge freezer (the current fridge freezer being available by separate negotiation) with plumbing for water and ice and an integrated dishwasher. It has a charcoal grey ceramic tile floor with underfloor heating, uPVC double glazed window and further French double glazed doors opening inwards to the Kitchen.

UTILITY

1.20m (3' 11") x 3.05m (10' 0")

With plumbing for a washing machine and vent for a tumble dryer and a further door to the Cloakroom with W.C. and a slimline wall-hung basin with separate taps. It has coving to the ceiling, an extractor fan and a uPVC double glazed side window.



ENTRANCE HALL



LOUNGE



DINING ROOM



SUN LOUNGE

LANDING

With a spelled balustrade, coving to the ceiling, a radiator and a built-in airing cupboard housing the hot water tank. There is access to the loft space via a pull down ladder, power and light and the loft is mainly boarded with a Velux roof window.

BEDROOM ONE

5.64m (18'6") x 2.54m (8'4")

A superb main bedroom extended in 2008 to form an additional bedroom with ensuite facilities. It has dual aspect uPVC windows, triple built-in wardrobes, a laminate wood floor, central heating radiator and coving to the ceiling.

ENSUITE SHOWER ROOM

2.54m (8'4") x 1.70m (5'7")

Part tiled with a white modern suite comprising W.C, wall-hung basin, panel bath, chrome heated towel rail and a further shower cubicle with Mira thermostatic shower. There is a vanity cupboard with lighting and uPVC double glazed rear window.

BEDROOM TWO

4.17m (13'8") x 2.67m (8'9") to wardrobes

A lovely double bedroom with built-in sliding wardrobes in a high gloss white finish featuring a jewelry drawer, hanging space and storage areas. It has coving to the ceiling, a radiator and a uPVC double glazed front window.

BEDROOM THREE

3.28m (10'9") x 3.05m (10'0")

Another good size bedroom with coving to the ceiling, a radiator and uPVC double glazed rear window.

BEDROOM FOUR

2.57m (8'5") x 1.88m (6'2")

Currently used as a study with built-in storage units, laminate wood flooring, a radiator and a uPVC double glazed window.

BATHROOM

2.18m (7'2") x 1.70m (5'7")

A superb and modern bathroom, partly tiled and with a white suite comprising W.C, pedestal washbasin and a 'P' shaped bath with electric shower above and a curved glass screen. There is also a vanity mirror with LED lighting and a chrome heated towel rail. It has a ceramic tiled floor, recessed lighting and a uPVC double glazed rear window.

GARAGE

4.95m (16'3") x 2.62m (8'7")

An integral garage with power and light, a folding electric door, wall mounted central heating boiler and a courtesy door to the Hallway.



KITCHEN



KITCHEN



KITCHEN



BEDROOM ONE

OUTSIDE

The front garden is laid to lawn with a stone gravel driveway leading in turn to the Garage. There is a useful storage shed on one side of the house whilst a further side gate leads in turn to the rear. The rear garden features raised decking surrounding the Kitchen and Sun Lounge whilst a shaped lawn and block paved patio areas provide pleasant al fresco dining and entertaining areas.

GENERAL INFORMATION

Mains, gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises underfloor heating to the Kitchen and Sun Lounge and radiators as detailed above connected to the Viceman central heating boiler in the garage installed in 2008 and the property has the benefit of uPVC framed double glazing and a CCTV system. The Local Authority is the North East Lincolnshire Council and the property is in Council Tax Band C. The tenure is Freehold subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Greenfinch Drive is located just off Rosemary Way forming part of the Cleethorpes Country Park development. Local schools are close by and there are shops and amenities within walking distance.



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM

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



OUTSIDE

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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