

MARTIN MASLIN

20 PEAKS AVENUE
NEW WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4LJ



Enjoying a superb large rear garden found in this popular village position, a most impressive semi-detached house extended to the rear with many eye-catching features. Beautifully appointed throughout with a must-have log burner, a large open plan kitchen diner and a relaxing living area overlooking the rear garden. Ideal for a young family and ready to move into with three comfortable bedrooms (the main with quality fitted wardrobes and wall panelling) and a family bathroom suite in white. Further accommodation includes a lovely inviting Entrance Hall with new composite front door, a charming Sitting Room with deep bay, a well equipped Kitchen in a light oak finish with a range of appliances and a Dining Room with glazed doors opening into the large PVC Conservatory. The property is set back from the road with a pretty front garden whilst to the rear there is an unexpectedly large garden extending to 170ft and landscaped with morning and evening seating areas and a large brick garage providing storage. Viewing highly recommend. EPC Rating – D.

£209,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A front canopy with exterior light and smart composite front door opens into the Entrance Hall.

ENTRANCE HALL

From where the balustrade and spindle staircase rises to the first floor. It has a useful understairs storage cupboard, a radiator and laminate flooring.

LOUNGE

4.34m (14'3") into bay x 3.40m (11'2")

A delightful living room featuring a prominent chimney breast with a log burning cast iron stove complemented by waxed scaffold board shelving and a timber mantelpiece. The room is well decorated and has coving to the ceiling, a radiator and a uPVC leaded bay window.

KITCHEN

5.33m (17'6") x 2.44m (8'0")

A good size kitchen, open plan to a pleasant dining area. Well fitted with a range of base and wall mounted units in a light oak finish and contrasting worksurfaces incorporate a 1.5 bowl designer sink with a mixer spray unit, tile splashback and underlighting to the units. Built-in appliances include a 5 ring wok style hob, a double fan assisted oven and grill, an integrated dishwasher, plumbing for a washing machine and vent for a tumble dryer. There is space for a tall fridge freezer and wine rack, uPVC windows and a double glazed door onto the driveway.

DINING ROOM

2.59m (8'6") x 2.13m (7'0")

A pleasant dining area with a radiator and uPVC double glazed side window. The laminate floor leads through part glazed doors into the Conservatory.

CONSERVATORY

3.96m (13'0") x 3.05m (10'0")

A superb conservatory providing extra living space with newly fitted window blinds, a ceiling fan light and wall mounted TV point. It has French double glazed doors giving views and access onto the extensive and well designed rear garden.

LANDING

With a spelled balustrade and a uPVC double glazed side window. There is access to a part boarded loft space with power and light and a pull down ladder.

BEDROOM ONE

3.68m (12'1") to wardrobes x 2.67m (8'9")

A good size double bedroom fitted with quality wardrobes along one wall, featuring built-in shelves and hanging space. It has recessed lighting, modern panelling to the headboard, coving to the ceiling and a uPVC double glazed front window.



ENTRANCE HALL



LOUNGE



KITCHEN



KITCHEN

BEDROOM TWO

3.45m (11'4") x 2.44m (8'0")

Another good size room with a built-in storage cupboard, coving to the ceiling and a uPVC double glazed window.

BEDROOM THREE

2.51m (8'3") x 1.96m (6'5") inc. bulkhead cupboard

A lovely childrens bedroom with built-in storage, feature wall panelling, coving to the ceiling and a radiator. It has a uPVC double glazed window overlooking the front garden.

BATHROOM

1.78m (5'10") x 1.52m (5'0")

Fully tiled with a white suite comprising W.C, pedestal washbasin with mono tap, and a panel bath with electric shower overhead and a glass screen. It has coving to the ceiling, a chrome heated towel rail and a uPVC double glazed rear window.

GARAGE

5.54m (18'2") x 2.67m (8'9")

A detached brick garage with power and light, double doors and a further courtesy side door.

OUTSIDE

The front garden is set well back form the road with gravel borders and fencing to the perimeter. It has a concrete and paved driveway with hedging providing private off-road parking. A side gate leads to the garage. The rear garden is undoubtedly one of the main attractions of this lovely home, extending to 170ft in length. Recently landscaped by the present owners it now features morning and evening patio areas, a large rectangular lawn with raised beds, gravelled borders and close boarded fencing.

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 radiators as detailed above connected to the Worcester Bosch combination gas central heating boiler located in the Kitchen. The property has the benefit of uPVC framed double glazing and there is a security alarm system. The Local Authority is North East Lincolnshire Council and the property is in Council Tax Band B. 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.



DINING ROOM



CONSERVATORY



BEDROOM ONE



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.

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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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