

# MARTIN MASLIN

14 PINE WALK  
HEALING  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN41 7NR



Situated in this pleasant cul-de-sac, a superbly modernised three bedroom detached bungalow featuring a fabulous first floor principal bedroom suite and many other recent additions. Over a short period of time the property has been completely updated and transformed including a new modern kitchen, two superb bathrooms and a large stunning conservatory extending to 23'0" in length. The flexible accommodation briefly comprises: Entrance Hall, spacious modern Kitchen with built-in appliances, a generous Lounge with patio doors opening onto a huge Conservatory with space to dine and relax, two ground floor Bedrooms and a modern Family Bathroom. Completing the accommodation is a superb first floor Principal Bedroom suite with Velux windows and an ensuite Shower Room. The rear garden is well designed with a shaped lawn, various water features and raised borders whilst the front garden has been block paved to provide an excellent driveway and the garage converted to a useful workshop with power and light. A lovely home ready to move straight into.

EPC Rating - C.

**£285,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A smart composite side entrance door leads into a spacious Hallway.

### HALLWAY

From where the staircase leads to the principal Bedroom suite. There are two useful storage cupboards (one housing the central heating boiler), coving to the ceiling, a dado rail and a striking vinyl flooring.



HALLWAY

### KITCHEN

4.95m (16'3") x 3.30m (10'10")

A rather spacious kitchen fitted with a range of dove grey cabinets with brush chrome handles and complementary worksurfaces. Incorporating a 1.5 bowl sink with mixer taps and matching upstands, illuminated glass displays with underlighting and a range of Lamona built-in appliances. Comprising: a double fan-assisted oven and grill, a large ceramic hob with tile splashback and glass canopied extractor fan. There is plumbing for a washing machine and tumble dryer, space for a fridge freezer, a radiator and grey laminate flooring. The kitchen enjoys dual aspect windows providing natural light and a further part glazed door leads into the Lounge.



KITCHEN

### LOUNGE

4.93m (16'2") x 4.27m (14'0")

A generous room featuring an accent wall with a chimney breast and firesurround housing a stove effect electric fire. The room is well decorated with coving to the ceiling, a high uPVC side window and French double glazed doors giving access to the Conservatory.



KITCHEN

### CONSERVATORY

7.01m (23'0") x 3.66m (12'0")

Forming the signature room of this wonderful home, a stunning conservatory with a high vaulted insulated glass roof and side windows with built-in blinds. A flexible room ideal for entertaining and dining with two radiators (one vertical designer radiator), panoramic style windows overlooking the gardens and a further full height double glazed door.

### BEDROOM TWO

3.68m (12'1") x 3.30m (10'10")

A bright front bedroom featuring an accent wall, a built-in storage cupboard and a radiator. It has a uPVC leded bow window overlooking the front garden and driveway.

### BEDROOM THREE

3.96m (13'0") x 3.28m (10'9") max

Another good size bedroom with an accent wall, built-in storage cupboard, a radiator and a uPVC double glazed leded front window.



LOUNGE

## BATHROOM

2.44m (8'0") x 2.16m (7'1")

A smart family bathroom with a white suite and high gloss grey furniture. Comprising: W.C, offset washbasin with mono tap and a panel bath with electric shower over and a glass screen. It has mermaid boarding to splashback areas, a radiator, recessed lighting, a laminate floor and a uPVC double glazed side window.

## PRINCIPAL BEDROOM SUITE

7.44m (24'5") x 3.43m (11'3") max

An impressive main bedroom with an open plan design featuring three Velux windows, two radiators and plenty of storage space.

## ENSUITE SHOWER ROOM

Fitted with high gloss furniture and a white suite comprising: W.C, vanity sink unit with offset sink and a separate shower cubicle with electric unit. It has a chrome heated towel rail and a Velux window.

## GARAGE

6.10m (20'0") x 2.90m (9'6")

With power and light. Currently used as a workshop with a pitched roof and a uPVC front door and window.

## OUTSIDE

The front garden has been block paved providing a wide driveway able to accommodate numerous vehicles. It has attractive raised planter borders and a further driveway to one side leading in turn to the Garage/Workshop. The rear garden features a shaped lawn and patio designed for ease of maintenance. It has various water features and close boarded fencing ensuring privacy for the present owners.

## 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 Ideal central heating boiler located in the hallway and the property has the benefit of uPVC framed double glazing and a new tiled roof. The Local Authority is 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.



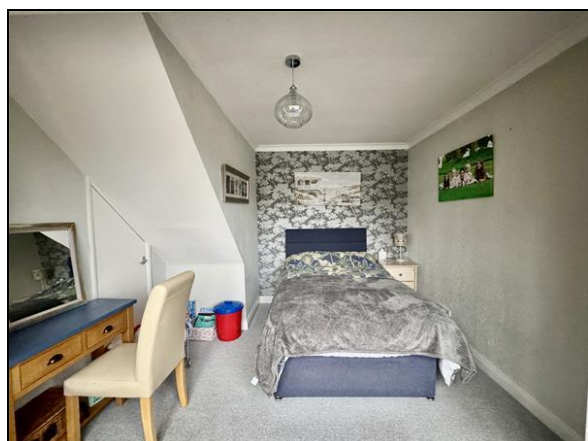
CONSERVATORY



CONSERVATORY



BEDROOM TWO



BEDROOM THREE



BATHROOM



PRINCIPAL BEDROOM SUITE



PRINCIPAL BEDROOM SUITE



ENSUITE SHOWER ROOM



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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