

MARTIN MASLIN

53 CHURCH AVENUE
HUMBERSTON
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4DJ



A TRADITIONAL BAY FRONTED SEMI-DETACHED HOUSE WITH A LARGE REAR GARDEN. FEATURING A SUPERB LIVING KITCHEN WITH SEATING AND DINING AREAS, LOUNGE, CLOAKROOM WITH W.C, THREE GENEROUS BEDROOMS AND A MODERN BATHROOM. SET BACK FROM THE ROAD WITH A PLOT OF APPROXIMATELY 0.26 OF AN ACRE AND PROVIDING PLENTY OF OFF-ROAD PARKING. EPC RATING – E.

£270,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Standing on a large plot of land of approximately 0.26 of an acre, a lovely bay-fronted semi-detached house set well back from the avenue enjoying an excellent size rear garden ideal for the growing family. The property is situated in this sought-after area residential area in catchment of local schools of good repute including Cloverfields, Humberston Church of England and Humberston Academy. Local shops and amenities are within walking distance including various pubs and restaurants whilst the Cleethorpes Country Park is also nearby providing excellent walks with its wonderful lake and setting.

Originally built in 1949 the property was extended in later years to provide an excellent ground floor extension creating a superb Living Kitchen with its open plan seating and dining areas overlooking the rear garden. Further eye-catching features include a lovely bay-fronted Lounge, three generous Bedrooms and a smart Bathroom. The property is beautifully presented and worthy of an early inspection - viewing is highly recommended to appreciate all on offer.

Principal accommodation includes: panelled Entrance Hall with Cloakroom and a balustrade and spindle staircase rising to the first floor Landing, pleasant front Lounge with a deep bay window and feature gas fire and beyond is the fabulous Living Kitchen. Forming the hub of this superb home is this stunning Living Kitchen extending to 24'10 in length.

Featuring a range of shaker style cabinets in a soft cream finish complemented by a combination of solid wood and granite worktops, underlighting and display shelving. There is a prominent cooker housing in the centre of the kitchen with a range style cooker included in the sale. The charcoal grey ceramic tiled floor flows through into the Sitting Area with its patio doors opening onto the rear garden.

Upstairs there are three good size bedrooms, one with panelled walls and views of the rear garden and an excellent main bedroom with deckwash white flooring and a deep bay window overlooking the front. Completing the accommodation is a smart and stylish bathroom displaying a modern white suite with a double ended panel bath with shower over, high gloss grey vanity unit, W.C. and a towel rail. The property benefits from a gas central heating system, uPVC double glazing and burglar alarm.

Outside there is a generous gravelled driveway providing plenty of off-road parking and a side gate provides access to the rear. In the Agents opinion the rear garden is one of the main attractions, extending to almost 120' forming a great outside space with its artificial lawned decking ideal for al fresco entertaining and large enclosed garden beyond with its raised seating areas and pergola and various play areas. A great family home not to be missed.



Accommodation

A brick arch entrance porch with a uPVC front door leads directly into the entrance hall.

ENTRANCE HALL

A good size hallway with a balustrade and spindle staircase rising to the first floor level. It has a radiator with fretted cover, panelling to dado height and a useful understairs cupboard. A smart charcoal grey tile floor continues through into the Cloakroom and Kitchen.

CLOAKROOM

A modern cloakroom with a white suite comprising W.C, handbasin, radiator and a uPVC double glazed side window.

LOUNGE

4.29m (14'1") x 3.35m (11'0")

A pleasant room overlooking the front, featuring a deep walk-in bay window. Tastefully decorated the room has coving to the ceiling, a radiator and the focal point of the room is the attractive recessed gas fireplace with a log burning effect set on a marble tiled hearth.

LIVING KITCHEN

7.57m (24'10") x 5.26m (17'3")

Forming the hub of this wonderful home, a well extended living kitchen combining dining and relaxing areas. The kitchen is fitted with a range of cream shaker style base and wall mounted units complemented by a solid butchers block worktop with matching upstands. It has tiling to the walls with underlighting to the units and open displays with some glass cabinets. There is a large sink to the side with a granite worktop, mixer taps and a large uPVC double glazed side window. Forming the focal point of the room is a large open chimney breast housing the range cooker with built-in overhead extractor fan and solid wood overmantle. There is space for two freestanding fridge freezers (available by separate negotiation) with a solid timber shelf above. The modern cermaic tile floor leads through into the living area providing space for freestanding furniture and with two vertical radiators providing extra heat. Beyond there are two large picture windows with central patio doors, each with built-in sun blinds and providing views and access onto the raised decking and large garden.

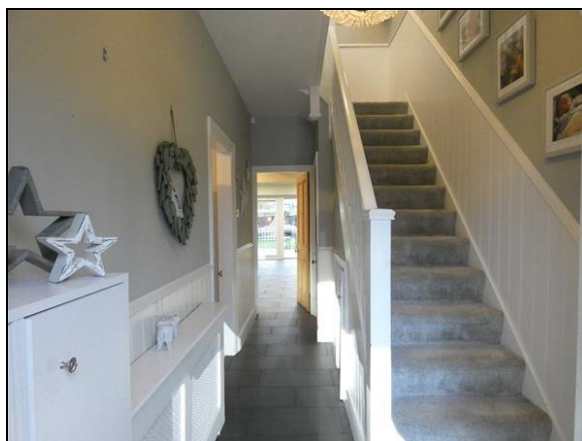
LANDING

With a spelled balustrade and a uPVC double glazed side window.

BEDROOM ONE

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

A lovely modern bedroom with white deckwash flooring, coving to the ceiling and a radiator. It has a deep walk-in bay window overlooking the front garden and driveway.



ENTRANCE HALL



CLOAKROOM



LOUNGE



LIVING KITCHEN

BEDROOM TWO

4.22m (13'10") x 3.20m (10'6")

An excellent size bedroom with wall panelling to dado height, built-in double wardrobe with shelving and drawers, and a radiator. It has a uPVC double glazed window overlooking the rear garden.

BEDROOM THREE

3.25m (10'8") x 1.96m (6'5")

With a two tone colour scheme, a radiator with fretted cover, access to the loft space via a pull down ladder and a uPVC double glazed rear window.

BATHROOM

2.44m (8'0") x 1.83m (6'0")

A stunning bathroom with modern tiling and a white suite comprising W.C, grey vanity unit with designer washbasin and mixer taps and a large double ended panel bath with centre taps and additional Aqualisa shower with folding screen. It has a radiator, recessed lighting and a uPVC double glazed front window.

OUTSIDE

The property stands well back from the road enjoying its own generous gravelled driveway providing valuable parking for two to three cars. It has raised planter borders and a brick edged paved pathway leading to the front door and side gate to the garden. In the Agents opinion the rear garden forms one of the main attractions of the property with its raised decking and artificial lawn providing an ideal entertaining space for the summer months. Beyond, a large lawned garden features an additional decking/patio area with pergola, a timber shed and various fruit trees. The gardens are well screened by hedging and 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 gas central heating boiler located in the kitchen and the property has the benefit of uPVC framed double glazing and a security alarm system. It falls within the jurisdiction of the 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.



LIVING KITCHEN



LIVING KITCHEN



LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM TWO



BEDROOM THREE



BATHROOM

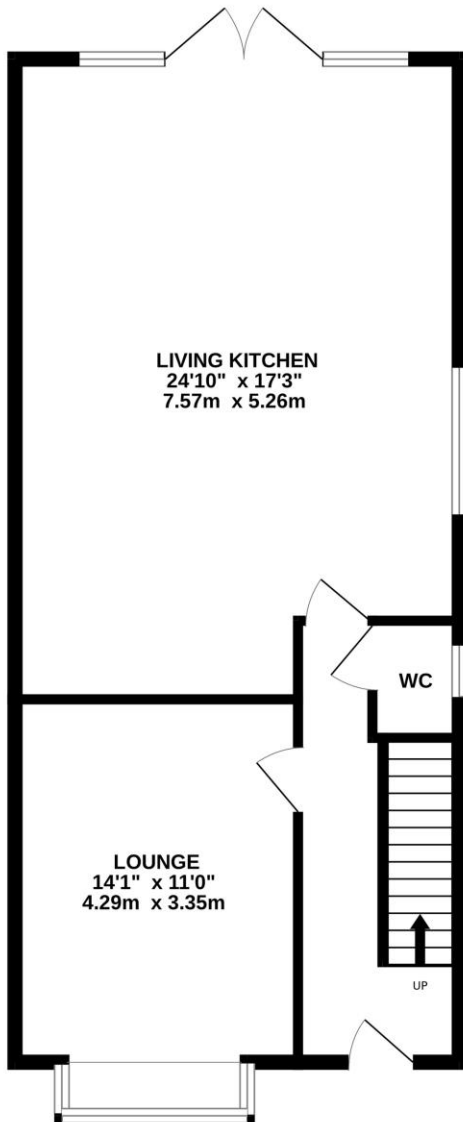


OUTSIDE

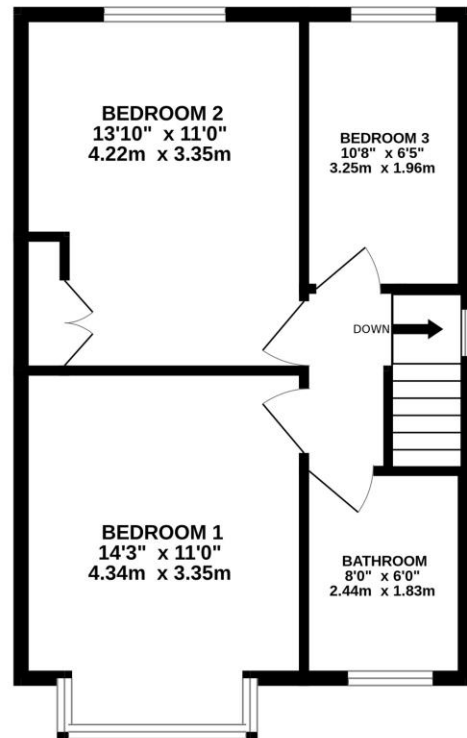


OUTSIDE

GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 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.
Made with Metropix ©2024

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.



24001



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk

M619 Printed by Ravensworth Digital 0191 2303553