

# MARTIN MASLIN

MING COTTAGE  
20 ABBEY ROAD  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN32 0HW



A UNIQUE AND DECEPTIVELY SPACIOUS DETACHED HOUSE DELIGHTFULLY  
LOCATED ON ABBEY ROAD OPPOSITE SPECTACLE ROW AND PROVIDING  
FLEXIBLE ACCOMMODATION WHICH MUST BE VIEWED.

£299,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Believed to date from the 1960s and later extended, Ming Cottage is a charming and unique home located in the heart of central Grimsby yet enjoying privacy and seclusion due to its setting. The property exudes a cottage style appeal with rustic features, beamed ceilings etc and viewing is highly recommended, not least to appreciate the flexibility of its layout, particularly on the ground floor.

Ming Cottage has the benefit of gas central heating, uPVC framed double glazing and a security alarm and the main features of the ground floor accommodation include the welcoming Reception/Dining Hall from where the spelled balustrade staircase leads to the first floor, the lovely main Lounge with an imposing and impressive Inglenook style fireplace and the uPVC double glazed Conservatory. Sliding doors link the Lounge to a further room which the current owners have used as a Dining Room and, on occasions, as a guest Bedroom because it is linked to a walk-through lobby with wardrobes and then to an excellent ground floor Shower Room - perfect for visiting family maybe?

The Dining Kitchen is excellent, being 'L' shaped and equipped with a range of cream units and built-in appliances. It too links with the Conservatory and there is plenty of room for a dining table.

Upstairs there are two double Bedrooms, the larger with a good range of cream wardrobes, and a spacious Bathroom with a white suite including a shower over the bath.

The gardens are a delight, being well established and including sett paved pathways, a sett paved patio/terrace, mature shrubs and plants and two summerhouses. The good size Garage has an electric door and the driveway provides space for additional vehicles.

The property is well located for easy access to the facilities of central Grimsby and People's Park is only a few minutes walk away. All in all Ming Cottage is a wonderful home offering a little scope here and there for a buyer to update to suit their needs and desires but nonetheless a rare opportunity to acquire a property of charm and immense appeal. EPC Rating – D.



# Accommodation

The accommodation comprises:

## GROUND FLOOR

### ENTRANCE LOBBY

### RECEPTION/DINING HALL

4.78m (15'8") x 3.00m (9'10")

A welcoming reception area from where the spelt balustrade staircase leads to the first floor. There is a rustic brick firesurround, the ceiling is beamed and double doors lead through to the Dining Kitchen. There is a central heating radiator.

### LOUNGE

5.79m (19'0") x 3.66m (12'0")

An excellent size room featuring a brick Inglenook style fireplace, double doors opening to the Conservatory and folding doors opening to the Dining Room/ Occasional Bedroom. The ceiling is beamed and there is a central heating radiator plus recessed cupboards and shelves.

### DINING ROOM/OCCASIONAL BEDROOM

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

A flexible room suitable for varied uses and with a central heating radiator. A door opens to a lobby area with useful storage cupboards/wardrobes and a further door links to the:

### SHOWER ROOM

1.83m (6'0") x 1.65m (5'5")

With a white suite comprising a semi-recessed washbasin, a concealed cistern W.C. and a shower tray with a mixer shower above and a rail and curtain. There is a central heating radiator.

### CONSERVATORY

2.92m (9'7") x 2.87m (9'5")

A uPVC Conservatory accessed from both the Lounge and the Dining Kitchen and with two doors leading out into the garden.

### DINING KITCHEN

6.30m (20'8") max x 4.80m (15'9") max

An 'L' shaped room of impressive size equipped with a comprehensive range of cream wall and base cabinets with grey speckled worktops incorporating a single drainer white composite 1.5 bowl sink unit. Built-in appliances comprise a Mertz electric oven, a Mertz 4 ring gas hob with extractor above, a Miele dishwasher and a fridge freezer. There is space for freestanding appliances plus plenty of room for a dining table. There is an understairs storage cupboard and a pantry cupboard and electric underfloor heating in addition to the central heating radiator. A cupboard houses the Ideal Mexico gas boiler.



RECEPTION/DINING HALL



RECEPTION/DINING HALL



LOUNGE



LOUNGE

## FIRST FLOOR

### LANDING

#### BEDROOM ONE

5.13m (16'10") x 3.66m (12'0") plus wardrobes

A spacious bedroom with double aspect windows, wardrobes with sliding doors and an airing cupboard housing the hot water cylinder. There is a central heating radiator.

#### BEDROOM TWO

3.73m (12'3") x 3.20m (10'6")

A pleasant double bedroom with a single wardrobe and a central heating radiator.

#### BATHROOM

2.59m (8'6") x 1.93m (6'4")

With a white suite comprising a panel bath with a Mira Go electric shower above, a pedestal washbasin and a W.C. The walls are part tiled and there is a heated towel warmer and a storage cupboard.

#### GARAGE

2.82m (9'3") x 5.49m (18'0")

With an electrically operated up and over door and electric light and power.

#### OUTSIDE

The cottage occupies lovely established gardens on the corner of Abbey Road and Welholme Avenue. A good size driveway leads to the garage and provides excellent space for additional vehicles and there is a useful shed to the side of the driveway. To the rear and western side of the property there are landscaped gardens with sett paved pathways, a wide variety of mature shrubs, evergreens and plants, a lawn and a large sett paved patio/terrace perfect for outdoor dining and entertaining. There are two summerhouses and a gate separates the rear garden from the driveway.

#### 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 Mexico gas boiler located in the Kitchen and the property has the benefit of uPVC framed double glazing and a security system. It falls within the jurisdiction of North East Lincolnshire Council and the property is in Council Tax Band D. The tenure is Freehold subject to Solicitors verification.

#### VIEWING

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



DINING ROOM/OCCASIONAL BEDROOM



SHOWER ROOM



CONSERVATORY



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BATHROOM



OUTSIDE



OUTSIDE

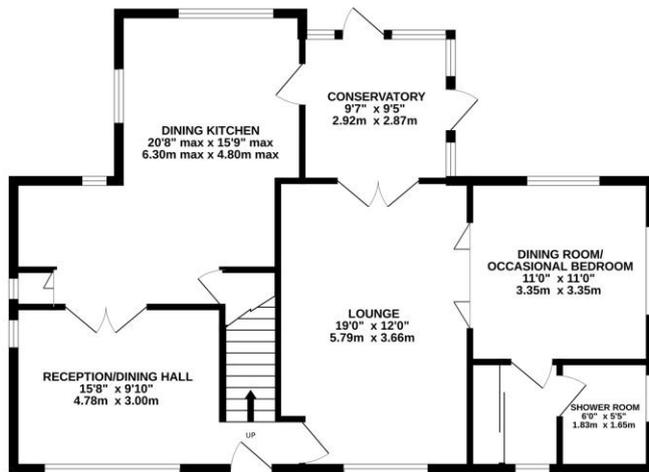


OUTSIDE

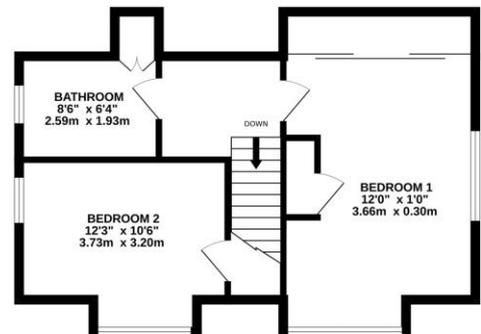


OUTSIDE

GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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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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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