

MARTIN MASLIN

24 POACHERS RISE
STALLINGBOROUGH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8AE



Situated on a lovely plot forming part of Poachers Rise, a handsome detached family home enjoying field views to the rear. The property has been recently decorated and is offered with NO FORWARD CHAIN, superbly designed with quality flooring and fashionable decor. Comprising: welcoming Entrance Hall with Cloakroom/W.C, impressive 25'0 family Lounge featuring a stunning plasma marble electric fire and a surround sound TV and music system (available by separate negotiation). Further double doors open to a modern Dining Kitchen with a central breakfast peninsula bar and range of white and walnut units with a host of integrated appliances. There is a good size Utility Room whilst upstairs a spacious Landing serves FOUR excellent Bedrooms including the principal Bedroom with an ensuite Shower Room and further Family Bathroom. A fabulous home in this sought after village with many quality fixtures and fittings enjoying a large rear garden with double garaging and a generous driveway. Viewing highly recommended.

£319,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

An attractive entrance porch with exterior light.

HALLWAY

2.49m (8'2") x 1.96m (6'5")

A spacious central hallway accessed via a composite front door with a double glazed side window. It features laminate flooring flowing through into the Kitchen and Dining Area with a balustrade and spindle staircase rising to the first floor. It has coving to the ceiling and a radiator.

CLOAKROOM

Partly tiled with a white suite comprising W.C, pedestal handbasin and a radiator.

FAMILY LOUNGE

7.65m (25'1") x 3.40m (11'2")

A fabulous room accessed via double doors from the hallway, attractively decorated with an accent panelled wall featuring a stunning remote controlled plasma style eco reflex marble electric fire with sensor lighting. It has a television and floating speakers creating a media wall (available by separate negotiation) and is hard wired to create a surround sound system. The room enjoys dual aspect views with coving to the ceiling, two radiators and French double glazed doors giving views and access onto the large rear garden.

DINING KITCHEN

6.40m (21'0") x 3.76m (12'4")

Another well proportioned room accessed via double doors from the hallway. This superb open plan dining kitchen enjoys dual aspect views across the property. The kitchen is well fitted with a range of contrasting high gloss white and walnut finished cabinets forming a central peninsula breakfast bar with a canopied lighting, a stainless steel sink with mixer taps and a built-in dishwasher. Further complementary worksurfaces with underlighting incorporate a 5 ring wok style hob with stainless steel extractor fan and light, fan assisted oven and grill and a built-in larder fridge unit. The kitchen has a smart laminate floor flowing through into the dining area. It has a striking accent wall with overhead television, space for a dining table and chairs, a radiator and a uPVC double glazed window.

UTILITY ROOM

1.98m (6'6") x 1.96m (6'5")

A good size utility room with useful understairs storage cupboard. Fitted with laminated worktops incorporating a stainless steel sink with mixer taps and matching upstands. There is plumbing for a washing machine, space for an undercounter freezer, a radiator and laminate flooring, A further door leads out onto the rear garden.

FIRST FLOOR

LANDING

3.66m (12'0") x 2.92m (9'7")

A spacious part galleried landing with an accent wall and an airing cupboard housing the large hot water tank. It has a radiator, access to the loft space, coving to the ceiling and a uPVC double glazed rear window.



HALLWAY



FAMILY LOUNGE



FAMILY LOUNGE



DINING KITCHEN

BEDROOM ONE

3.84m (12'7") x 4.62m (15'2") MAX

A lovely bedroom overlooking the front aspect, recently decorated and with a radiator.

ENSUITE SHOWER ROOM

Comprising W.C, pedestal washbasin and a walk-in tiled double width shower with thermostatic unit and pivot opening door. It has a tiled floor, a radiator and a uPVC double glazed side window.

BEDROOM TWO

3.71m (12'2") x 3.05m (10'0")

A good size double bedroom with a radiator and a uPVC double glazed front window.

BEDROOM THREE

3.45m (11'4") x 2.59m (8'6")

A good size third bedroom with a radiator and a uPVC double glazed rear window.

BEDROOM FOUR

2.67m (8'9") x 2.36m (7'9") inc. cupboard

With a radiator and a uPVC double glazed front window.

FAMILY BATHROOM

2.87m (9'5") x 1.68m (5'6")

Partly tiled with a white suite comprising W.C, pedestal washbasin with pillar tap, and a panel bath with shower over and glass screen. It has a radiator, ceramic tiled floor and a uPVC double glazed rear window.

GARAGE

5.49m (18'0") x 5.18m (17'0")

An attached double garage with twin up and over doors, power and light and further courtesy side door.

GARDENS

The property enjoys a pretty cottage style front garden set behind a mature hedge. A paved driveway to the side leads in turn to the double garage. In the Agents opinion the rear garden forms one of the main attractions, enjoying a valuable southerly aspect with views onto farmland at the rear. The gardens are mainly laid to lawn with a purpose built children's play area including a slide and swings. There is an additional patio area behind the garage with a hot tub (included in the sale). The gardens are well screened by attractive panelling ensuring privacy and delightful views onto the fields.

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 Vokera Riello combination central heating boiler located in the Utility Room. and the property has the benefit of uPVC framed double glazing and a security alarm. The Local Authority is the North East Lincolnshire Council and the property is in Council Tax Band D. The tenure is Freehold subject to Solicitors verification.



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM



BEDROOM ONE

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

Poachers Rise is a modern development lying just off Station Road in the centre this popular village. There is a good choice of local schools in the vicinity together with a shop and train station within walking distance.



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.

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.



24020



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

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