

MARTIN MASLIN

27 GARNETT STREET
CLEETHORPES
NORTH EAST LINCOLNSHIRE
DN35 7HG



A striking 1930's semi detached house found in this sought after and central area of Cleethorpes lying just off Lestrangle Street. Recently modernised and updated this much adored home has been in the same family for the past 20 years and offers generous sized accommodation with many eye catching features. Comprising a bright and pleasant hallway with staircase to the first floor, a superb modern Lounge with a bespoke media wall incorporating an electric fire and TV, and a spacious open plan Kitchen with dining area. Upstairs there are three good size Bedrooms including the main Bedroom with fitted wardrobes, a smart modern Bathroom and separate W.C. In addition a new gas central heating boiler has been recently installed and all the uPVC windows have been replaced. The house stands on a good size plot with a valuable front driveway and a large brick Garage whilst the rear garden features a stunning porcelain patio ideal for entertaining. An excellent family home, ready to move straight into, viewing highly recommended.
EPC Rating - D.

£169,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A uPVC double glazed front door leads directly into the Hallway.

HALLWAY

3.23m (10'7") x 2.06m (6'9")

A bright and welcoming hallway from where the panelled staircase leads to the first floor. It has a laminate floor and panelling to dado height.

LOUNGE

4.39m (14'5") x 3.61m (11'10")

A lovely relaxing front room featuring a stunning built-in media wall, recently installed in the last year it displays an Eco Reflex built-in electric fire and a central TV flanked by illuminated display alcoves. It has recessed lighting, a radiator and a uPVC double glazed bay front window.

LIVING KITCHEN

6.86m (22'6") x 3.38m (11'1")

A large and spacious kitchen with a dining area at one end. Fitted with a range of light oak fronted shaker style cabinets with contrasting slate effect worksurfaces incorporating a 1.5 bowl ceramic sink with mixer taps and a tile splashback. It has space for a slot in cooker with an overhead extractor fan and light. There is plumbing for a washing machine and a concealed gas central heating boiler. The kitchen has a smart tiled floor flowing through into the dining area with a radiator, a dado rail and two uPVC rear window. There is further useful built-in storage, an understairs cupboard and a uPVC double glazed door leading onto the driveway.

LANDING

With a deep stairwell and a large uPVC double glazed side window. There is access to the loft space with power and light and a pull down ladder.

BEDROOM ONE

4.37m (14'4") x 3.05m (10'0") to wardrobes

A large double bedroom with coving to the ceiling and a range of built-in wardrobes along one wall. It has a radiator and a uPVC double glazed front window.

BEDROOM TWO

3.58m (11'9") x 3.40m (11'2")

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

BEDROOM THREE

3.10m (10'2") x 2.34m (7'8") MAX

Recently redecorated with coving to the ceiling, a radiator and a uPVC double glazed rear window.

TOILET

With a modern white suite comprising W.C. and slimline pedestal handbasin with a cupboard beneath. It has mermaid panelling to the walls and a uPVC double glazed front window.



HALLWAY



LOUNGE



LIVING KITCHEN



LIVING KITCHEN

BATHROOM

3.10m (10'2") x 2.34m (7'8")

Fitted with a modern white suite comprising vanity unit with pillar style taps and cupboards beneath, panel bath with thermostatic shower and screen and a radiator. It has mermaid wall panelling and a uPVC double glazed side window.

GARAGE

7.01m (23'0") x 3.48m (11'5")

A large garage, now converted into a workshop with power and light and a uPVC front door.

OUTSIDE

The front garden has been gravelled for ease of maintenance set behind a new brick and coping stone wall boundary. It has a generous concrete driveway providing valuable off road parking and double wrought iron gates lead through to the Garage. In the Agents opinion the rear garden forms one of the main attractions featuring a stunning porcelain tiled patio with raised planter borders and fencing ensures privacy for the present owners. It has a lawned area with a useful timber shed and a side gate leads onto 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 newly installed (2024) Ideal combination central heating boiler located in the kitchen and the property has the benefit of uPVC framed double glazing. The Local Authority is the North East Lincolnshire Council and the property is in Council Tax Band A. 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



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



TOILET



BATHROOM



GARAGE



OUTSIDE



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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