

MARTIN MASLIN

48 WEELSBY ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0PR



COMMANDING A LARGE CORNER POSITION SET WITHIN ATTRACTIVE LANDSCAPED GARDENS, A CLASSIC FAMILY HOME, REFURBISHED THROUGHOUT FEATURING A STRIKING PORCH, LOVELY ENTRANCE HALL WITH CLOAKROOM, TWO RECEPTION ROOMS, STUNNING LIVING KITCHEN, FOUR DOUBLE BEDROOMS, MODERN FAMILY BATHROOM AND ADDITIONAL SHOWER ROOM. HIGHLY RECOMMENDED.

£335,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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The Property

Commanding a large plot on the corner of Cumberland Avenue, a stunning 1920s semi detached house standing within attractive landscaped south facing gardens. Resembling a classic show home, No 48 is beautifully refurbished throughout offering spacious accommodation whilst retaining many original features with attention to detail in an immaculate finish. Lovingly updated by the present owners through a select scheme of improvements to include a fabulous Living Dining Kitchen fitted with shaker style cabinets with matching breakfast island, a smart Cloakroom and Family Bathroom. Other noteworthy features include LVT flooring, quality replacement uPVC windows, extra insulation and the option for a car charging point. Outside the gardens also enjoy special patio areas screened by fencing ideal for entertaining and viewing is highly recommended.

As you step through this striking Entrance Porch into the Hall there is an instant 'WOW' factor created by the lovely windows reflecting onto panelled walls rising to a part galleried Landing. There are two individual reception rooms including the front Lounge with its deep bay and central fireplace and a further relaxing Sitting Room overlooking the rear garden. Beyond is the fabulous Living Kitchen, extending to 36'0 in length, displaying a range of shaker style cabinets in an antique white finish. Well designed incorporating a relaxing dining area with a deep bay window onto the garden and a log burner whilst the kitchen has a large breakfast bar, full height windows and patio doors to the rear garden.

Upstairs there are four excellent size Bedrooms served by a spacious Landing. Each bedroom enjoys wonderful garden views, the principal with its tasteful decor, blind arch recess and designer wardrobes. There is a superb modern family Bathroom with grey furniture and a white suite and there is an additional shower room with modern shower.

Outside, there are designated patio style gardens. The front garden is mainly lawned and well stocked with flower borders whilst the generous side garden enjoys privacy with a water feature and seating areas. The rear garden enjoys a valuable south facing aspect with a generous patio and an outside W.C. Whilst to the side a sheltered hot spot offers a valuable space to enjoy the late evening sunshine. Beyond the gardens is the driveway leading to the detached brick garage screened by double gates and accessed from Cumberland Avenue. Viewing highly recommended to appreciate all on offer. EPC Rating – E.



Accommodation

An arched double glazed front door leads directly into the entrance porch.

ENTRANCE PORCH

A most delightful enclosed porch featuring a striking brick bond tile with a large porthole window and a smart composite front door.

ENTRANCE HALL

6.45m (21'2")MAX x 2.44m (8'0")

A spacious hallway from where the spindle staircase rises to a part galleried first floor landing, enhanced by the original panelling, high coving, a radiator and a smart LVT floor in a light oak finish. The hallway is further complemented by two large windows providing natural light.

CLOAKROOM

With smart built-in grey furniture incorporating a W.C. and a semi-recessed washbasin with pillar style tap. It has a porcelain tiled floor, a radiator with fretted cover and a uPVC double glazed side window.

LOUNGE

5.36m (17'7") into bay x 4.22m (13'10")

A lovely room featuring a large uPVC bay window overlooking the front garden. Tastefully decorated with an accent wall complemented by a period firesurround with a matching reclaimed mirror and a brand new fireplace set on a raised tiled hearth. It has a panelled ceiling with deep cornice, picture rail and a traditional style radiator.

SITTING ROOM

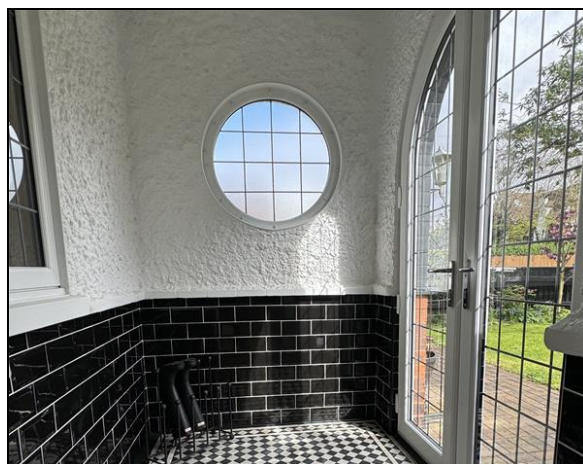
6.05m (19'10") into bay x 3.45m (11'4")

A relaxing room with a high panelled ceiling, original cornice and a lovely accent wall with a period fireplace and an open grate. Tastefully decorated it has a radiator with fretted cover and a large walk-in bay window with single door opening onto the rear patio.

BREAKFAST LIVING KITCHEN

11.05m (36'3") x 5.08m (16'8") MAX 9'10(min)

A fabulous kitchen ideal for entertaining with designated seating areas. Fitted with a modern shaker style kitchen in an antique white finish with granite worktops incorporating a breakfast island with breakfast bar overhang. It has a 1.5 bowl cutaway sink with a mixer tap, matching upstands to walls and windowsills and an abundance of uPVC windows including full height picture windows allowing natural light. Quality built-in appliances include a Lamona 5 ring wok style hob with overhead extractor fan and light, a double fan assisted AEG oven and grill, a full height refrigerator and a dishwasher. The dining area features a large bay window and provides space for dining and entertaining and features a recessed tile fireplace housing a cast iron log burning stove. The ceramic tile floor flows through into the breakfast area with full height windows allowing natural light and French double glazed doors providing views and access onto the landscaped rear garden.



ENTRANCE PORCH



ENTRANCE HALL



CLOAKROOM



LOUNGE

LANDING

With a spelled balustrade, coving to the ceiling and a picture rail. It has panelling to dado height with two radiators and access to the loft space.

BEDROOM ONE

5.59m (18'4") x 4.29m (14'1")

A gorgeous bedroom tastefully decorated with an accent wall featuring blind arched recessed and a central cast iron fireplace. It has a panelled ceiling, a mirrored sliding designer wardrobe unit and a lovely walk-in bay with radiator and uPVC window overlooking the front garden.

BEDROOM TWO

4.83m (15'10") x 3.48m (11'5")

Tastefully decorated with an accent wall featuring an original tile fireplace, panelled ceiling and a picture rail. It has a radiator and a walk-in uPVC double glazed bay window overlooking the rear garden.

BEDROOM THREE

3.61m (11'10") x 2.69m (8'10")

Another lovely bedroom with a uPVC bay window overlooking the side garden with fitted mirrored wardrobes and a radiator with fretted cover.

BEDROOM FOUR

3.76m (12'4") x 2.90m (9'6")

Another good size bedroom overlooking the rear garden featuring a special window seat, picture rail and radiator with fretted cover.

BATHROOM

2.54m (8'4") x 1.63m (5'4")

A modern bathroom with built-in furniture featuring a W.C, pedestal washbasin and a double ended panel bath with telephone style mixer taps. It has a chrome heated towel rail, a high polished porcelain tile floor, an accent wall and a uPVC double glazed side window.

SHOWER ROOM

A modern shower room with a thermostatic unit and a drencher head. It has a porcelain tile floor, a chrome heated towel rail and an extractor fan.

GARAGE

18'4" x 9'10"

With power and light and an up and over front door.

OUTSIDE

No. 48 occupies a large corner plot facing onto Cumberland Avenue. The front garden is mainly lawned with deep flower borders and low fencing. Designated patio areas sweep around the property making the garden ideal for entertaining during the summer months. The side garden has been beautifully landscaped creating a large extensive patio with raised water feature and inset planter borders. Beyond fencing lies the rear garden with an extensive patio area, shaped lawns and a useful outdoor W.C. whilst to the far corner lies a further hidden patio ideal for enjoying the evening sun. Beyond there is a large double driveway with a brick detached Garage accessed via double gates.



LOUNGE



SITTING ROOM



BREAKFAST LIVING KITCHEN



BREAKFAST LIVING KITCHEN

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Vogue boiler located in the kitchen and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band D. The tenure is Freehold - subject to Solicitors verification.

VIEWING

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



BREAKFAST LIVING KITCHEN



BREAKFAST LIVING KITCHEN



BREAKFAST LIVING KITCHEN



LANDING



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



FAMILY BATHROOM



FAMILY 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.



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