

# MARTIN MASLIN

14 GLENFIELD ROAD  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 9EE



Located just off Larmour Road this impressive semi detached house offers well presented extended accommodation with the benefit of gas central heating and uPVC framed double glazing. Principal features of the property include the lovely front Lounge with its substantial brick fireplace and the open plan Living Kitchen with a range of shaker style cream unit plus space to dine and relax. Upstairs there are three Bedrooms plus an excellent fully tiled Bathroom with a white suite including an 'L' shaped Shower Bath and twin head shower. The gardens are designed with ease of maintenance in mind with paving and decking and the long gated driveway leads to the Garage. An attractive semi in ready to move into condition - viewing recommended. EPC Rating – C.

£167,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:-

## GROUND FLOOR

### RECEPTION HALL

A welcoming entrance area from where the staircase with spindle balustrade leads to the first floor. The floor is tiled and there is a central heating radiator and an understairs recess.

### LOUNGE

**4.32m (14'2") x 3.71m (12'2")**

A lovely room at the front of the house featuring a brick fireplace with a living flame gas fire. There is a laminate finish floor, spotlights and a central heating radiator.

### LIVING KITCHEN

**5.23m (17'2") max x 5.18m (17'0") max**

A spacious square shaped room with a central island pillar and plenty of space for dining, relaxing and preparation. The kitchen area is equipped with a comprehensive range of cream shaker style wall and base cabinets with wooden butchers block worktops incorporating a deep glazed inset sink. There is a Rangemaster range style cooker with extractor above, a Gorenje microwave and space and provision for an American style fridge freezer. There are spotlights and a central heating radiator and French doors open to the rear garden.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

**3.48m (11'5") x 3.28m (10'9")**

A pleasant bedroom at the front of the house with a central heating radiator.

### BEDROOM TWO

**3.28m (10'9") x 3.05m (10'0")**

With a central heating radiator.

### BEDROOM THREE

**2.06m (6'9") x 2.03m (6'8")**

With a central heating radiator.

### BATHROOM

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

Fully tiled and with a white suite comprising an 'L' shaped shower bath with a chrome twin head mixer shower above, a pedestal washbasin and a W.C. There is a chrome heated towel warmer and a clear shower screen.

### GARAGE

A sectional concrete garage positioned within the rear garden and with an up and over door.



RECEPTION HALL



LOUNGE



LOUNGE



LIVING KITCHEN



## OUTSIDE

The house stands within rectangular shaped gardens with a part paved and part gravelled front garden and double gates enclosing the side driveway. The rear garden is part paved and part laid to decking with a balustrade surround. The boundaries are fenced.

## 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 gas boiler located in the loft and the property has the benefit of uPVC framed double glazing. Solar panels on the roof provide some "free" electricity and a third party company receives a feed-in tariff under a lease agreement. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band B. The tenure is Freehold - subject to Solicitors verification.

## VIEWINGS

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

## LOCATION AND AMENITIES

Glenfield Road is located at the northwestern end of Larmour Road and the property is positioned with Whitgift School at the rear. Local shopping facilities are located on the Willows and Wybers Wood and regular buses serve the area.



LIVING KITCHEN



LIVING KITCHEN



BEDROOM ONE



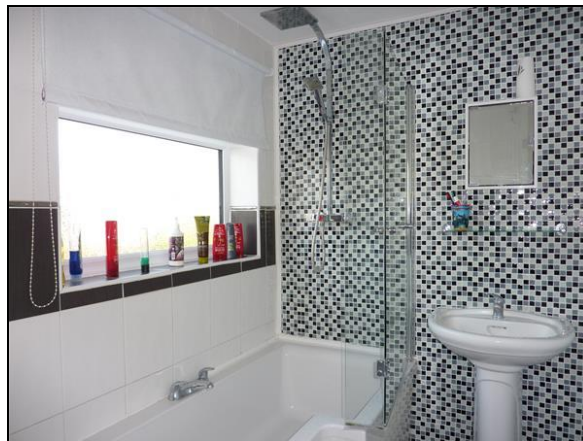
BEDROOM ONE



BEDROOM TWO



BATHROOM



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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