

MARTIN MASLIN

**35 FELSTEAD ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 4EU**



A pleasant mid terrace house offering good size family accommodation located just off Toothill Road just a short distance from local amenities, schools and regular buses. The well maintained property has from a conservatory overlooking the SOUTH FACING garden and benefits from uPVC framed double glazing and a gas central heating boiler with radiators all renewed in the last eight years. The accommodation includes: Entrance Hall with staircase to the first floor, spacious through Lounge/Diner with patio doors, a fitted Kitchen with freestanding dual fuel cooker and an adjoining Conservatory. Upstairs there are three good size Bedrooms and Bathroom with ivory suite. In the Agents opinion the property is best viewed from the rear enjoying an excellent size rear garden with a patio and lawn and a single Garage. Viewing recommended. EPC Rating – C.

£123,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A uPVC double glazed front door opens into the Hallway.

ENTRANCE HALL

3.86m (12'8") x 1.68m (5'6")

From where the balustrade and spindle staircase leads to the first floor. It has a useful built-in storage cupboard, coving to the ceiling and a radiator.

LOUNGE DINER

8.03m (26'4") max into bay x 3.35m (11'0") max

A bright dual aspect room featuring a gas fire with coving to the ceiling, two modern radiators and a walk-in uPVC bay front window. The dining area features a sliding tilt and turn patio door giving views and access onto the rear garden.

KITCHEN

3.15m (10'4") x 2.49m (8'2")

Fitted with a range of base and wall mounted units with complementary worksurfaces incorporating a 1.5 bowl stainless steel sink with mixer taps. The dual fuel freestanding cooker is included in the sale and it has an overhead cooker hood and extractor fan. There is space for a fridge freezer and a cupboard houses the gas central heating boiler. It has a uPVC double glazed window and door with fitted blinds opening into the Conservatory (available by separate negotiation).

CONSERVATORY

2.97m (9'9") x 2.29m (7'6")

A lovely conservatory with south facing aspect onto the rear garden. It has full height uPVC double glazed windows, plumbing for an automatic washing machine and a sliding patio door leading onto the garden.

FIRST FLOOR

LANDING

With a spelled balustrade, coving to the ceiling and access to the loft space.

BEDROOM ONE

3.48m (11'5") x 3.05m (10'0")

A good size double bedroom with coving to the ceiling, a radiator and a uPVC double glazed rear window.

BEDROOM TWO

3.58m (11'9") x 2.90m (9'6")

With a built-in storage cupboard providing additional storage, coving to the ceiling, a radiator and a uPVC double glazed front window.

BEDROOM THREE

2.57m (8'5") x 2.13m (7'0") inc. bulkhead

With coving to the ceiling, a radiator and a uPVC double glazed window.



ENTRANCE HALL



LOUNGE DINER



LOUNGE DINER



LOUNGE DINER

BATHROOM

1.83m (6'0") x 1.68m (5'6")

Fully tiled with an ivory coloured suite comprising: W.C, pedestal washbasin and a panel bath with shower over and a rail/curtain. It has a radiator and a uPV double glazed rear window.

GARAGE

7.32m (24'0") x 2.67m (8'9")

A concrete sectional garage with power and light, an up and over door and a courtesy side door. There is vehicular access from Toothill Road and the courtesy side door leads into the garden.

OUTSIDE

The front garden is lawned with flower borders set behind a brick and coping stone wall boundary and a paved pathway leads to the front door. The rear garden forms one of the main attractions with a valuable south facing aspect. It features paved and patio areas, a shaped lawn and well stocked flower borders.

GENERAL INFORMATION

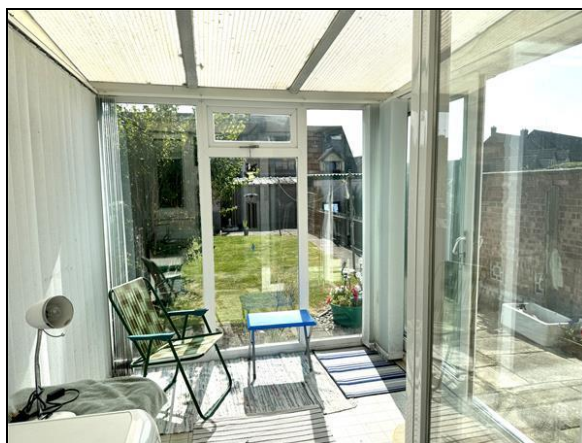
Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators (renewed in the last 8 years) as detailed above connected to the Worcester Bosch gas combination boiler located in the kitchen 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 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.



KITCHEN



CONSERVATORY



LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



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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