

# MARTIN MASLIN

28 NORTH END ROAD  
TETNEY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 5NA



A charming mid link house ideal for a first time buyer enjoying a fabulous landscaped rear garden complete with an outdoor bar/garden room. Over the past few years the property has been beautifully updated to include interior oak doors, a stunning new Kitchen, modern stylish Bathroom, replacement uPVC double glazing and a combination central heating boiler with designer radiators. The living space includes a pleasant front Lounge, a well designed kitchen in a subtle cream finish with an open plan feature staircase to the first floor. Upstairs there are three good sized Bedrooms and a smart Bathroom with a modern white suite. Undoubtedly the rear garden offers a great outdoor space for entertaining including an artificial lawn, a superb garden room/bar and a patio with raised planter borders. Beyond the garden is an attached garage with a converted store and two additional allocated car parking spaces. A wonderful home ready to move straight into.

£187,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

A front Portico with smart a composite entrance door leads directly into the lounge.

### LOUNGE

4.83m (15'10") x 3.30m (10'10")

A modern and well presented Lounge featuring a fashionable laminate floor with coving to the ceiling, a vertical designer radiator and a uPVC double glazed window overlooking the front garden.



LOUNGE

### KITCHEN

4.83m (15'10") x 3.66m (12'0")

An absolutely stunning kitchen featuring an open plan oak staircase. Fitted only 3 years ago by Kitchen Mill in a traditional subtle cream laminate finish with ornate handles. Complimentary work surfaces incorporate a 1 1/2 bowl ceramic sink with mixer taps and matching upstands. It has underlighting to the units, plenty of storage space, a glass wall display and a useful double larder cupboard. Appliances include a freestanding leisure Cook Master dual fuel range cooker with matching back plate and overhead extractor fan and light, an integrated slimline dishwasher and there is plumbing for a washing machine, a vent for a tumble dryer and space for a fridge freezer. The kitchen is attractively decorated with recess lighting, tiled cushion flooring, a designer vertical radiator. It has a uPVC double glazed window and double glazed door onto the garden. Meanwhile, a lovely oak spindle staircase forms part of the kitchen and provides access to the first floor level.



KITCHEN

### LANDING

A good sized landing with an oak spindled balustrade and useful built in cupboard housing the boiler. There is access to the part bordered loft space with power and light and a pull down ladder. All rooms lead directly off as follows:-

### BEDROOM ONE

3.30m (10'10") x 2.79m (9'2")

A lovely bedroom with a built in corner wardrobe, a radiator and a uPVC double glazed front window.



KITCHEN

### BEDROOM TWO

2.62m (8'7") x 2.59m (8'6")

Another pleasant bedroom currently used as a dressing room with fitted wardrobes and drawers, a dressing table and a radiator. It has a uPVC window overlooking the wonderful rear garden.

### BEDROOM THREE

2.31m (7'7") x 1.93m (6'4")

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



LANDING



## FAMILY BATHROOM

2.13m (7'0") x 1.52m (5'0") MAX

Well designed with modern high gloss furniture featuring a W.C, a semi recessed wash basin and a paneled bath with a thermostatic shower. Fully tiled with coving to the ceiling, an extractor fan, a chrome heated towel rail and a uPVC double glazed window.

## OUTSIDE

The house is situated on a slightly elevated plot with a neat shaped front lawned garden well stocked with plants and shrubs. To the rear is a stunning landscaped garden perfect for both relaxation and entertainment featuring a superb insulated garden room (the bar section is available by separate negotiation) with French doors. Cleverly designed the gardens include an artificial lawn with raised planter borders, a lovely patio area with a gazebo and fencing ensuring privacy for the present owners. Beyond is a further garage which has been converted.

## GARAGE

2.90m (9'6") x 2.18m (7'2")

With power and light and an up and over door. The garage and access is approached by a right of way to the side of number 26 North End Road.

## GARDEN STORE/GYM

3.45m (11'4") x 2.74m (9'0")

A further insulated room currently used a gym or garden store.

## GENERAL INFORMATION

Mains, gas, water, electricity and drainage are all connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Worcester Bosch combination central heating boiler (installed approximately 5 years ago). The house has the benefit of uPVC framed double glazing (installed approximately 5 years ago) and falls within the jurisdiction of the East Lindsey County Council. Council Tax Band - B. The Tenure is Freehold subject to Solicitors verification.

## LOCATION AND AMENITIES

The property is situated on North End Road between North Holme and North End Crescent. Local shops and amenities are within walking distance.



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



OUTSIDE



OUTSIDE



GARDEN ROOM



GARAGE

**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.

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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

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