

MARTIN MASLIN

**92 PICKSLEY CRESCENT
HOLTON-LE-CLAY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5YE**



An absolutely stunning detached family home beautifully designed with spacious living areas whilst enjoying its own private rear garden with purpose built summer house and decking ideal for outdoor entertaining. Refurbished over the last 10 years to include a welcoming tiled Hallway with staircase, a modern fitted Cloakroom, a lovely front Lounge designed for comfort with feature recess fireplace and an excellent Dining Kitchen with range of cabinets and built in appliances. Upstairs a generous Landing serves 3 good sized double Bedrooms (the principle extending to 16'2' in length) and a new fully tiled smart Bathroom complete with 'P' shaped bath and built in vanity unit. The front driveway and garden have been block paved for additional car parking whilst a gate screens the detached Garage. The rear garden is an absolute delight, landscaped with a block paved patio, shaped lawns, decking and a superb summer house. Viewing is highly recommended.

£256,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A uPVC double glazed side entrance door leads directly into the hallway.

HALLWAY

3.76m (12'4") x 2.13m (7'0")

A lovely modern and inviting hallway where the spindle staircase leads to a first floor part galleried Landing. It has a ceramic tile floor with coving to the ceiling, two useful storage cupboards and a radiator with fretted cover.

CLOAKROOM

A smart modern refurbished cloakroom featuring a built in vanity unit in a high gloss walnut polished finish with slimline sink and taps and back to the wall W.C. Half tiled with attractive decor, recess lighting, and a useful built in storage cupboard housing the boiler and further double glazed side window.

LOUNGE

4.90m (16'1") x 3.56m (11'8")

A gorgeous and stunning modern lounge redesigned by the present owners. Featuring a modern recessed fireplace with a cast iron gas style stove set on a raised hearth with a tiled split face backdrop. Beautifully decorated in pastel colours with coving to the ceiling, a radiator and a large uPVC window overlooking the front garden and driveway.

KITCHEN

4.90m (16'1") x 3.56m (11'8")

A generous dining kitchen updated by the present owner displaying a range of white traditional hand painted cabinets some with glass displays. Complementary worksurfaces incorporated a Smeg 1.5 bowl sink with mixer taps and matching upstands. It has brick bond tiling to the walls with underlighting to the units. Built in appliances include free standing dual fuel range cooker with overhead extractor fan and light, an integrated fridge freezer and plumbing for a dishwasher.

DINING AREA

The ceramic tile floors flow through into the dining area proving space for a large table and chairs with a radiator, coving to the ceiling and an accent adorned wall. It has a uPVC window and further French double glazed doors giving views and access onto the rear garden.

FIRST FLOOR LANDING

An attractive and spacious landing featuring a spelled balustrade with a cast iron hand painted fireplace, coving to the ceiling and a uPVC window with built in plantation shutter blind.

BEDROOM ONE

4.93m (16'2") x 3.05m (10'0")

A lovely bright and spacious bedroom decorated in pastel colours featuring an accent wall with coving to the ceiling. There is a range of built in double high gloss wardrobes, a radiator and a large uPVC window to the front aspect.



HALLWAY



HALLWAY



CLOAKROOM



LOUNGE

BEDROOM TWO

3.58m (11'9") x 2.64m (8'8")

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

BEDROOM THREE

3.56m (11'8") x 2.13m (7'0")

With built in full height storage cupboards, a radiator and a uPVC double glazed rear window.

FAMILY BATHROOM

3.12m (10'3") x 1.63m (5'4")

A stunning family bathroom beautifully tiled featuring smart grey furniture giving a modern twist. Comprising a W.C, matching vanity unit with cupboards beneath and a 'P' shaped bath with shower and glass screen. Attractive floor and wall tiles with a chrome heated towel rail, recessed lighting and access to the loft space. It has a uPVC double glazed window with a plantation shutter blind.

GARAGE

3.00m (9'10") x 2.82m (9'3")

A large garage which has been partitioned with power and light and up and over door. With courtesy side door and window.

OUTSIDE

The front garden has been block paved for ease of maintenance creating traditional off road car parking with plants, shrubs and brick wall boundary. The side gate leads in turn through to the garage at the rear. In the Agents opinion, the rear garden forms one of the main attractions of the property being cleverly landscaped with a block paved patio and steps leading onto a lovely shaped lawn well stocked with plants and shrubs ensuring privacy. Beyond is a raised decked area with a fabulous purpose brick built Sun Room ideal for relaxing and enjoying with friends. The gardens are well screened by mature hedging and fencing to the perimeters provides extra privacy for the present owner.

GENERAL INFORMATION

Mains gas, water, electricity and drainage is connected and broadband speeds and availability can be accessed via the Ofcoms checker website. All radiators are connected to the Potterton heat max combination gas central heating boiler (installed 2015) located in the Cloakroom and the property benefits from uPVC framed double glazing. The Local Authority is the East Lindsey District Council and the property is in Council Tax Band - C. 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 our Martin Maslin website.

LOCATION AND AMENITIES

Picksley Crescent is conveniently situated just off Louth Road, ideally placed for local shops and amenities within the village.



LOUNGE



KITCHEN



KITCHEN



DINING ROOM



LANDING



BEDROOM ONE



BEDROOM TWO



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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