

MARTIN MASLIN

1 BADGER CLOSE
HUMBERSTON
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4FH



A stunning detached family home enjoying a lovely west facing rear garden found tucked away in this small select cul-de-sac. Beautifully presented with additional quality extras including quartz worktops and Amtico flooring. Built by ADDA design and build, a renowned builder for today's modern lifestyle. Featuring an impressive 'L' shaped Living Kitchen with high vaulted ceiling, two Reception Rooms, 3/4 Bedrooms and 2 Bathrooms. A great future proof home providing flexible accommodation including a lovely sized spacious Hallway with an oak and glass staircase rising to the galleried Landing, a modern stylish Cloakroom with W.C, a generous bay fronted Lounge and a separate Sitting Room / ground floor Bedroom four. At the heart of the home is a superb 25'0" open plan Living space that seamlessly integrates the designer Kitchen with its centre island, sitting and dining area whilst enjoying two sets of bi-fold doors opening onto the rear garden. Upstairs there are three further excellent sized Bedrooms including the principle with an En-Suite Shower Room and a further Bathroom with a walk in shower and freestanding bath. No.1 enjoys probably the largest plot with a lovely porcelain patio and garden together with an extended paved driveway and garage with electric roller door. An excellent opportunity not to be missed!

£415,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE PORCH

A part enclosed Entrance Porch with ceiling lighting leads to the composite side entrance door.

HALLWAY

4.06m (13'4") x 3.40m (11'2")

A wonderful and spacious Hallway featuring an oak and glass return staircase rising to a fabulous open plan first floor landing. The hallway and the majority of the ground floor areas feature quality Amtico flooring with feature strip in a herringbone design. It has recess ceiling lights and underfloor heating.

CLOAKROOM

1.90m (6'3") x 0.94m (3'1")

A modern and stylish Cloakroom with contemporary tiling to Dado height and built in furniture. Comprising; vanity unit with offset sink and mixer taps and a W.C.

LOUNGE

5.18m (17'0") into bay x 3.53m (11'7")

A good sized Lounge overlooking the front garden. Well presented with a recess fireplace providing an electric point and provision for a log burning stove.

SITTING ROOM / GROUND FLOOR BEDROOM FOUR

3.48m (11'5") x 2.13m (7'0")

A very useful room providing an occasional bedroom or sitting room. Well presented with Amtico flooring, recess ceiling lights and a uPVC double glazed front window.

DINING KITCHEN

7.72m (25'4") x 3.58m (11'9") + (12'10" X 11'10")

A superb 'L' shaped open plan living kitchen incorporating the sun lounge with a high vaulted ceiling, two skylight windows and bi-fold doors overlooking the rear garden. Featuring a quality Amtico floor with feature strip providing space for freestanding furniture.

KITCHEN AREA

3.91m (12'10") x 3.61m (11'10")

Forming part of the Living Area, a wonderful open plan kitchen displaying a range of shaker style cabinets in a light pebble grey finish. Featuring a matching centre island with royal blue coloured cabinets and quartz worktops throughout. Incorporating a cutaway sink with mixer taps, matching upstands and underlighting to the units. Quality built in appliances include an induction 5 ring hob with overhead extractor fan, an integrated dishwasher, an eye level Neff double oven and grill with a warming drawer and there is housing for an American style fridge. The kitchen has a uPVC double glazed window overlooking the rear garden and further unit in the living area.



HALLWAY



LOUNGE



SITTING ROOM / BEDROOM FOUR



DINING KITCHEN

UTILITY ROOM

1.85m (6'1") x 1.85m (6'1")

A good sized Utility Room with matching shaker style cabinets in a light pebble finish, quartz worktops and a Belfast sink. It has plumbing for a washing machine an Amtico floor and a uPVC double glazed side door onto the garden.

LANDING

3.78m (12'5") x 3.12m (10'3")

A superb open plan galleried landing with glass and oak spliced balustrade and provision for a ceiling light fitting. All rooms lead directly off as follows;

BEDROOM ONE

4.65m (15'3") max x 4.27m (14'0")

A lovely comfortable bedroom with a part sloping ceiling, radiator and a uPVC double glazed front window.

EN-SUITE SHOWER ROOM

1.93m (6'4") x 1.63m (5'4")

A well designed En-Suite Shower Room with tiling to Dado height. Featuring built-in furniture in a navy blue finish with a white suite comprising; W.C, vanity unit with pillar style tap and a bluetooth mirror over, separate corner shower cubicle with thermostatic unit and a powder coated towel rail. It has a velux window allowing natural light.

BEDROOM TWO

5.49m (18'0") x 3.99m (13'1") max

Another excellent sized bedroom with a part sloping ceiling, a radiator and a uPVC double glazed front window.

BEDROOM THREE

5.03m (16'6") x 2.95m (9'8")

Another surprisingly good sized bedroom part sloping ceiling radiator and uPVC double glazed window overlooking the rear garden.

BATHROOM

2.84m (9'4") x 2.64m (8'8")

A well designed bathroom with built in furniture and quartz tops. Featuring a white suite comprising; W.C, semi recessed wash basin with mixer taps and a bluetooth mirror over and a freestanding double ended panelled bath with tile surround. In addition there is a large walk in shower cubicle with a sliding door and drencher head shower unit. It has recess lighting and a double glazed window allowing natural light.



DINING KITCHEN



KITCHEN AREA



BEDROOM ONE



EN-SUITE

OUTSIDE

The Property occupies a pleasant position within this private cul-de-sac. Enjoying an extended block paved driveway providing plenty of parking with front lawned garden. In the Agents opinion, the rear garden forms one of the main attractions being one of the largest on this small development. Featuring a porcelain patio with feature edge stones overlooking a shaped lawn garden. There are electric points in the garden which is nicely enclosed by close bordered fencing and in turn enjoys a fabulous westerly facing aspect throughout the year.

GARAGE

5.36m (17'7") x 2.74m (9'0")

The garage is attached to the house with power and light, double glazed door and an electric roller front door.

GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises of underfloor heating at the ground level and radiators upstairs connected to the Ideal gas central heating boiler located in the garage. The property has the benefit of white uPVC framed double glazing and a security alarm system. The local authority is the North East Lincolnshire Council and the Council Tax Band is to be advised. The property has an architects survey provided by Sutherland Consulting with a 10 year warrant from June 2024. The tenure is Freehold subject to solicitors verification.

VIEWING

Strictly 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

Badger Close is a select small development situated at the rear of Forest way lying just off Carrington Drive. Shopping facilities are within easy reach and the resort of Cleethorpes is only a short drive away.



BEDROOM TWO



BEDROOM THREE



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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