

# MARTIN MASLIN

2 BARONESS COURT  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN34 4EJ



Tucked away in this pleasant cul-de-sac position at the far end of Baroness Court, a well presented two bedroom mid-link house offered with no chain. Ideal for a first time purchase providing comfortable and affordable living with fitted quality carpets and flooring ready to move straight into. The property features a modern Kitchen and Bathroom whilst benefitting from electric night storage heating and quality uPVC double glazing (installed 2011). The well presented accommodation comprises; Kitchen with fitted shaker style cabinets, a spacious bright Lounge with an open plan staircase and patio doors onto the rear garden, two reasonable sized Bedrooms and a smart modern Bathroom with a white suite. The property enjoys a manageable rear garden with a valuable south westerly facing aspect whilst to the front is an allocated car parking space. A real gem not to be missed! EPC Rating - D.

£104,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A canopied front entrance porch

A uPVC double glazed front door leads directly into the Kitchen.

### **KITCHEN**

**3.76m (12'4") x 2.62m (8'7")**

Fitted with a range of shaker style cabinets in a light oak finish with chrome handles. Complementary work surfaces incorporate a stainless steel sink with mixer taps and tiled splashback to walls and window sills. Built-in appliances include a CDA ceramic four ring hob with matching electric oven and grill and an overhead extractor fan with lighting. There is plumbing for an automatic washing machine and space for a small undercounter fridge. It has a smart vinyl floor in a Herringbone design with an electric wall mounted storage heater and a uPVC double glazed front window.



KITCHEN

### **LOUNGE**

**5.23m (17'2") x 3.76m (12'4")**

A lovely bright room where the open spelled staircase rises to the first floor level. It has two electric night storage heaters, coving to the ceiling and double glazed full height windows with a central patio door giving views and access onto the rear garden.



LOUNGE

### **LANDING**

With a spelled balustrade, coving to the ceiling and access to the loft space. There is a built in airing cupboard with tank and shelves and a further useful storage cupboard. All rooms lead directly off as follows:

### **BEDROOM ONE**

**3.76m (12'4") x 2.62m (8'7")**

A good sized bedroom featuring an accent adorned wall with an electric night storage heater and a uPVC double glazed front window.

### **BEDROOM TWO**

**3.35m (11'0") x 2.21m (7'3")**

A pleasant bedroom with an electric panelled heater and a uPVC double glazed window overlooking the rear garden.

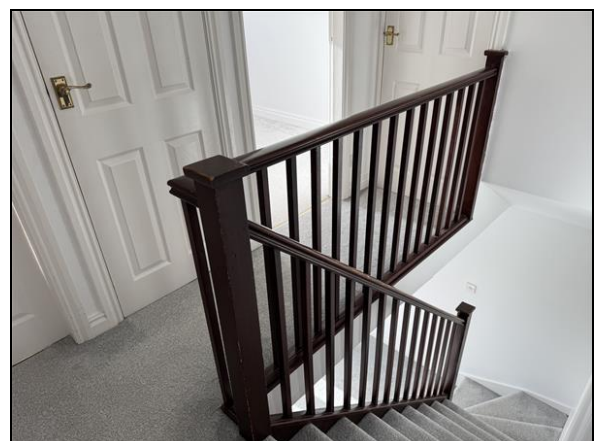


LOUNGE

### **BATHROOM**

**3.35m (11'0") x 1.45m (4'9")**

A modern bathroom suite in white comprising; W.C, vanity wash hand basin with pillar style tap and panelled bath with shower attachment. It has attractive tiling, splashback areas, an electric wall heater, an extractor fan and a smart vinyl grey floor. There is a uPVC double glazed rear window.



LANDING



## OUTSIDE

The property occupies a pleasant position tucked away in one corner of this cul-de-sac benefiting from its own allocated car parking space. The rear garden enjoys a south westerly facing aspect and has been designed for ease of maintenance with a small patio and gravelled garden screened by fencing to the perimeter. There is a gate leading to pedestrian access at the rear.

## GENERAL INFORMATION

Water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Heating comprises of electric night storage heaters. The property has the benefit of uPVC framed double glazing (installed 2011). It falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band A. The tenure is Freehold subject to Solicitors verification. We have been advised by the owners there is a small service charge payable of £16.63 per month to maintain the outside communal areas. There is also ground rent of £5 per annum payable.

## VIEWING

Viewing is strictly by appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

## LOCATION AND AMENITIES

Baroness Court is a delightful cul-de-sac lying at the bottom of Baroness Road which leads in turn off Saint James Avenue. Local shops, schools and amenities can be found on Yarborough Road and regular buses serve the area.



BEDROOM ONE



BEDROOM TWO



BATHROOM



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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