

MARTIN MASLIN

**3 CHAPEL LANE
BARNOLDBY-LE-BECK
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0BD**



Situated on Chapel Lane in the heart of the village this chalet style detached house offers very spacious accommodation which has been updated internally to create a wonderful, on-trend home. Granite tiling has been installed throughout the ground floor along with column style radiators and the spacious rooms enjoy plenty of natural light. Principal features include: Reception Hall with open tread staircase, Cloakroom, superb Lounge with stone fireplace, stunning Living Kitchen with space to dine, prepare and relax, Utility Room, three double Bedrooms (Master with en-suite Bathroom) and Family Bathroom with a white suite. Externally the large gardens offer scope and potential for enhancement to match the quality of the interior and there is a brick Garage too. A great opportunity - viewing highly recommended. EPC Rating - D.

£385,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

GROUND FLOOR

RECEPTION HALL

A welcoming entrance area from where the open tread staircase with ranch style balustrade leads to the first floor. There is a column style radiator and the hallway enjoys plenty of natural light.

CLOAKROOM

With half tiled walls and a white suite comprising a w.c. and a pedestal corner handbasin.

LOUNGE

6.71m (22'0") x 4.95m (16'3")

An excellent size room with three windows for plenty of daylight and three column style central heating radiators. There is a stone fireplace with a fire basket and double doors open directly to the Living Kitchen.

LIVING KITCHEN

6.71m (22'0") x 4.75m (15'7")

A very impressive size room with space for dining/relaxing and preparation. The kitchen area is equipped with a range of white cabinets with black granite worksurfaces incorporating an inset sink unit. There is a range cooker with extractor canopy above and there is space for a freestanding dishwasher. Glazed double doors open to the rear garden and there are two column style central heating radiators.

UTILITY ROOM

4.75m (15'7") x 2.08m (6'10")

A much larger than average Utility Room with white cabinets, provision for appliances, a Belfast design glazed sink and a column style central heating radiator. There is a Grant oil fired central heating boiler and a door leads out to the driveway side of the house.

FIRST FLOOR

LANDING

MASTER BEDROOM

6.71m (22'0") x 3.53m (11'7")

A spacious bedroom with double aspect windows and a column style central heating radiator. A door opens to the en-suite Bathroom.

EN-SUITE BATHROOM

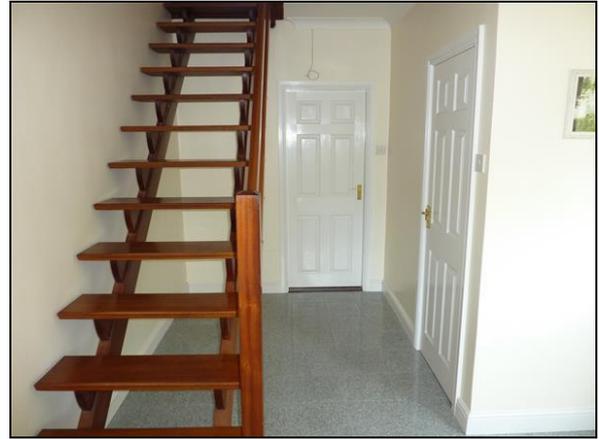
2.82m (9'3") x 2.24m (7'4")

Attractively tiled and with a white suite comprising a whirlpool bath with chrome mixer shower above, a pedestal washbasin and a w.c. There is a combined heated towel rail/radiator, a curved shower screen, a shaver point and a useful shelved cupboard.

BEDROOM TWO

4.80m (15'9") x 3.66m (12'0")

With double aspect windows and a column style central heating radiator.



RECEPTION HALL



LOUNGE



LOUNGE



LOUNGE

BEDROOM THREE

4.57m (15'0") x 2.64m (8'8")

Currently used as a home office and for storage and with a column style central heating radiator.

FAMILY BATHROOM

2.90m (9'6") x 1.78m (5'10")

With travertine marble tiling and a white suite comprising a shaped shower bath with Grohe chrome mixer shower above, a pedestal washbasin and w.c. There is a combined heated towel rail/radiator and a curved shower screen.

BRICK GARAGE

With a front door and a side door. A separate driveway to the northern side of the house allows extra vehicle parking space.

OUTSIDE

The house stands within rectangular shaped gardens which are principally laid to grass. Within the front garden there are small trees whilst the rear garden is bordered by established shrubs and hedgerow. There are numerous fruit trees within the rear garden and there is a paved patio area and an oil storage tank.

GENERAL INFORMATION

Mains water, electricity and drainage are connected and broadband speeds and availability can be assessed using Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Grant oil fired boiler in the Utility Room 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 E. The tenure is Freehold subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A walkthrough video with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Chapel Lane lies in the heart of the picturesque village of Barnoldby-le-Beck, close to the village's historic church. The facilities of the larger village of Waltham are just a couple of minutes drive away and Barnoldby benefits from its own popular Public House, The Ship.

AGENTS NOTE

Some of the photographs were taken in 2023.



LIVING KITCHEN



LIVING KITCHEN



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UTILITY ROOM



MASTER BEDROOM



MASTER BEDROOM



EN-SUITE BATHROOM



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.



25016



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk