

# MARTIN MASLIN

12 SIDINGS ROAD  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN31 2FA



We are delighted to offer this former show home on the Gleeson Homes development built in 2019. This superb semi detached house occupies a prime position with many extras and features a fabulous landscaped rear garden ideal for entertaining. Well maintained the accommodation benefits from a gas central heating system, uPVC double glazing, CCTV and security alarm. Beautifully presented with quality carpets, blinds and curtains the accommodation comprises:- a tiled Entrance Hallway, comfortable Lounge, Cloakroom with w.c. and a modern Dining Kitchen with French doors opening on to the rear garden. Upstairs there are two spacious Bedrooms and a lovely tiled Bathroom. Undoubtedly the rear garden forms the main attraction, cleverly designed with an artificial lawn surrounded by raised planters with built in seating and a BBQ. An attached brick garage is approached from the front driveway. A real gem not to be missed. EPC Rating - B

£143,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## GROUND FLOOR

With an exterior light and canopied entrance porch.

### ENTRANCE HALL

A modern composite front door gives access to a tiled entrance hall where the staircase leads to the first floor. There is a radiator.

### LOUNGE

4.62m (15'2") x 3.05m (10'0")

### LOUNGE

Recently decorated providing a comfortable sitting room with a radiator, a useful understairs storage cupboard and a uPVC double glazed front window.



LOUNGE

### DINING KITCHEN

4.09m (13'5") x 2.39m (7'10")

A smart fitted Kitchen in a matt white finish with chrome handles and contrasting worksurfaces. Incorporating a stainless steel sink with mixer taps and tiled splashback. Built in appliances include a 4 ring gas hob with an overhead extractor fan, single fan assisted oven and grill and plumbing for a washing machine. There is space for a tall fridge freezer. It has a grey tiled vinyl floor continuing through to the dining area at one end, a radiator and uPVC double glazed French doors open onto the rear garden.



LOUNGE

### CLOAKROOM

A modern cloakroom comprising W.C, slimline hand basin with tiled splashback and a radiator.

## FIRST FLOOR

### LANDING

2.44m (8'0") MAX x 1.83m (6'0")

With a radiator and access to the loft space.

### BEDROOM ONE

4.17m (13'8") MAX x 3.10m (10'2")

A good size double bedroom facing the front of the property with a large bulkhead display space, a radiator and a uPVC double glazed front window.

### BEDROOM TWO

3.91m (12'10") x 2.18m (7'2")

Another good size bedroom with a radiator and a uPVC double glazed window overlooking the rear garden.

### SHOWER ROOM

2.24m (7'4") x 1.83m (6'0")

A modern shower room in white, beautifully tiled in a marble finish. Comprising w.c. pedestal wash hand basin and walk in double shower with sliding roman door and thermostatic unit. There is a radiator, and a uPVC double glazed rear window.



DINING KITCHEN



DINING KITCHEN



## ATTACHED GARAGE

5.26m (17'3") x 2.74m (9'0")

With power and light, 'up and over' door and further courtesy double glazed rear door.

## OUTSIDE

The front garden has been attractively designed for ease of maintenance mainly laid to grey slate with a white stone border. A further gravel driveway to the side leads in turn to the garage and provides valuable off-road parking. In the Agents opinion the stunning rear garden forms one of the main attractions of this former show home and is ideal for entertaining purposes. Cleverly designed with a shaped artificial lawn surrounded by raised solid timber planters incorporating seating areas and there is an al fresco entertaining area with built in BBQ in one corner. There is lighting and external sockets. The property enjoys a southernly aspect with a generous patio and has fencing to the perimeters.

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speed and availability can be assessed via the Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Ideal Logic combination ESP130 central heating boiler located in the Kitchen. The property has the benefit of uPVC framed glazing and falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band - A. The tenure is Freehold - subject to Solicitors verification. Viewing is strictly by appointment through the Agents on Grimsby 311000. A walkthrough video with commentary is available to view on Rightmove and our Martin Maslin website.

## LOCATION AND AMENITIES

The property is located on the new Gleeson Homes development lying just off Cromwell Road. Approaching the Grimsby Leisure Centre turn right at the roundabout and follow the road over the bridge turning right at the second roundabout into Sidings Road. The property is situated on the right hand side.

## WARRANTY

The property has an NHBC building warranty for 10 years from 2020 and a Gleeson Home guarantee for 2 years from December 2020.



CLOAKROOM



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



ATTACHED GARAGE



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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