

MARTIN MASLIN

6 MULBERRY CLOSE
KEELBY
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8EX



Situated in this popular Village position lying just off Maple Avenue, an attractive detached house offering good sized family accommodation, featuring three double sized Bedrooms and an extra large detached brick garage. Although well presented, the property offers further scope to redesign whilst benefiting from a gas central heating system and uPVC double glazing. Briefly comprising; a smart composite front entrance door opening into a welcoming Hallway, a spacious Lounge Diner with an open plan staircase, a separate Dining room with a patio door onto the Garden and a fitted Kitchen with some built-in appliances. Upstairs there are three excellent sized Bedrooms and a stylish Shower Room with a table top sink and double shower cubicle. The house stands on a good sized plot with a generous driveway, large garage and enjoys a wide rear garden with a patio and decking. EPC rating - E.

£179,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A canopied front Entrance Porch with a light.

ENTRANCE HALL

A smart light grey composite front entrance door gives direct access into the main Hallway. A welcoming area with a radiator and fretted cover, cloak space and a useful deep downstairs storage cupboard.

LOUNGE

5.92m (19'5") x 3.20m (10'6")

A spacious through Lounge where the spindled staircase leads to the first floor. It has a fashionable laminate floor, a fire surround with electric fire, coving to the ceiling, a radiator and a large uPVC double glazed front window.

DINING ROOM

3.05m (10'0") x 2.69m (8'10")

A pleasant Dining Room with a patio door overlooking the rear garden. It has space for a table and chairs with a radiator and coving to the ceiling. There is an open plan archway through to the Kitchen.

KITCHEN

3.10m (10'2") x 3.00m (9'10")

A good sized kitchen featuring a smart porcelain tile floor fitted with a range of base and wall mounted units with complimentary work surfaces. Incorporating a 1.5 bowl enamel sink with mixer taps and tile splashback. Built in appliances include a four ring gas hob with overhead extractor fan and light, a double fan assisted oven and grill, plumbing for an automatic washing machine and dishwasher and space for an American style fridge. The kitchen has a uPVC double glazed window and further part double glazed door onto the rear garden.

FIRST FLOOR

With a uPVC double glazed side window. All rooms lead directly off as follows.

BEDROOM ONE

3.78m (12'5") x 3.43m (11'3") max

A good sized bedroom with a radiator and a uPVC double glazed front window.

BEDROOM TWO

3.05m (10'0") x 2.82m (9'3")

Another good sized double bedroom with a radiator and a uPVC double glazed rear window.

BEDROOM THREE

3.07m (10'1") x 2.39m (7'10")

An excellent sized third bedroom with a radiator, access to the loft space and a uPVC double glazed rear window.



ENTRANCE HALL



LOUNGE



LOUNGE



DINING ROOM

BATHROOM

2.26m (7'5") x 2.26m (7'5")

A stylish bathroom fitted with a tabletop glass bowl sink with pillar style taps, push button W.C and double walk-in shower with electric unit and a sliding door. It has a built in airing cupboard housing the tank with shelves, a chrome heated towel rail, recess lighting and a uPVC double glazed side window.

OUTSIDE

The house enjoys a good sized garden, the front being mainly lawned set behind a neat conifer hedge. A generous paved driveway leads through double gates in turn to the garage. It has a good sized rear garden mainly lawned with a patio, raised decking and fencing to the perimeter.

DETACHED GARAGE

5.79m (19'0") x 3.96m (13'0")

With power and light, an up and over front door and courtesy side 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 radiators as detailed above connected to the Glow worm slimline hideaway boiler situated in the Kitchen. The property has the benefit of uPVC framed double glazing throughout. It falls within the jurisdiction of the West Lindsey District Council and is in Council Tax Band - B. The tenure is Freehold subject to Solicitors verification.

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

Mulberry Close is situated in the heart of the village lying just off Maple Avenue within walking distance of local shops and amenities.



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



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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