

# MARTIN MASLIN

5 THOMPSON ROAD  
NEW WALTHAM  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4HN



Delightfully situated on the renaissance development, an end link mews house found in this courtyard setting with the garage located in a separate block close by. This modern and charming home was built in 2012 with its distinctive dormer windows providing comfortable living with outdoor spaces. Ideal for a first time buyer or investor. It is offered with vacant possession and no forward chain. The accommodation includes an entrance hall with staircase leading to the first floor, a generous lounge with patio style doors opening onto the rear garden and a spacious dining kitchen extending to 20'8". The kitchen is fitted with a range of modern cream cabinets with Neff built in appliances and a useful dining area at one end. There is plenty of storage and a cloakroom/W.C within the kitchen whilst upstairs are two comfortable bedrooms and a bathroom with a white suite. A superb property found in this sought after location not to be missed.

£164,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

A composite front door leads directly into the entrance hall.

### ENTRANCE HALL

Where the staircase leads to the first floor.

### LOUNGE

6.30m (20'8") x 2.82m (9'3")

A good sized room spanning the full length of the house with dual aspect views onto the front and rear of the property. The room is well decorated in pastel colours and it has two radiators.

### KITCHEN DINER

6.30m (20'8") x 2.84m (9'4")

Another good sized room enjoying dual aspect views featuring a fitted kitchen in a high gloss cream finish with complimentary work surfaces. It incorporates a 1.5 bowl sink with matching upstands and underlighting to the units. Built in appliances include a Zanussi four ring gas hob with stainless steel backplate, an overhead extractor fan and light and single oven and grill. There is also an integral fridge and freezer. The kitchen extends to an open plan dining area providing space for a table and chairs with two radiators. There are two useful built in storage cupboards.

### CLOAKROOM

With a white suite comprising W.C, pedestal hand basin with tile splashback, radiator and an extractor fan.

### FIRST FLOOR LEVEL

With radiator. All rooms lead directly off as follows:-

### BEDROOM ONE

3.96m (13'0") to wardrobes x 2.90m (9'6")

A good sized main bedroom with built in wardrobes featuring sliding mirrored doors. It has a radiator and there is access to the loft space.

### BEDROOM TWO

2.92m (9'7") x 2.29m (7'6")

Another pleasant bedroom with a radiator and a part sloping ceiling.

### BATHROOM

Comprising a white suite with W.C, pedestal wash basin with pillar tap and panelled bath with thermostatic shower and glass screen. It has a radiator and a Velux uPVC window.

### OUTSIDE

The property stands within a delightful courtyard setting with slated lawns, plants and shrubs. A pathway through a covered passageway in turn to the rear where the garage is situated. The property has a paved rear garden designed for ease of maintenance with fencing to the perimeter. Private parking is also available.



ENTRANCE HALL



LOUNGE



LOUNGE



KITCHEN DINER

## GENERAL INFORMATION

Mains, gas, water, drainage and electricity are all 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 Combination boiler located in the kitchen. The property has the benefit of uPVC double glazed sealed units in wooden frames with the exception of uPVC Velux window in the bathroom. The local authority is North East Lincolnshire Council and the property 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.



KITCHEN DINER



KITCHEN DINER



CLOAKROOM



BEDROOM ONE



BEDROOM TWO



BATHROOM



OUTSIDE



OUTSIDE



OUTSIDE



GARAGE

**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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