

MARTIN MASLIN

4 NURSERY GARDENS
HOLTON LE CLAY
NORTH EAST LINCOLNSHIRE
DN365FB



An early viewing is highly recommended on this truly superb semi-detached house found tucked away at the end of this delightful cul-de-sac forming part of Nursery Gardens, lying just off Pinfold Lane. Beautifully presented throughout featuring a fabulous living kitchen with a high-vaulted ceiling, two bathrooms and three bedrooms including principle with ensuite shower room. Deceptive in appearance, the accommodation includes a large hallway with staircase, an excellent sized family lounge with French doors onto the garden, a stunning 20' living kitchen with centre piece island and built in appliances, a ground floor, principle bedroom with ensuite and a modern bathroom. Upstairs there are two further bedrooms and a second bathroom. The rear garden has been landscaped featuring a morning and evening porcelain patio ideal for relaxing and entertaining, whilst to the front there is a garage with plenty of parking. This property is a true hidden gem offering a blend of traditional charm and contemporary living highly recommended. EPC RATING - C

£245,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

RECEPTION HALL

5.18m (17' 0") x 2.13m (7' 0")

A welcoming entrance area from where the staircase leads off to the first floor. There is a feature wood panelled cloaks wall, vinyl tiled floor, coving to the ceiling and radiator.

LOUNGE

5.59m (18' 4") x 4.27m (14' 0")

A lovely room, modernised with contemporary wood panelling along one wall featuring a central oak veneered fire surround with marble inset housing a living flame gas fire. Tastefully decorated in pastel colours with two radiators and French style patio doors providing views and access to the rear garden.

LIVING KITCHEN

6.02m (19' 9") x 4.06m (13' 4")

A stunning room (created in 2019 when an extension was added to the rear of the property) featuring a superb range of Cashmere Shaker style wall and base cabinets from the Howdens Burford range with woodgrain worktops incorporating an inset sink. Built-in appliances by Lamona include an electric oven, a microwave oven, a 4 ring electric ceramic hob set within the central island, a dishwasher and a fridge freezer. The island features a breakfast bar overhang and French doors lead out into the rear garden. The floor is tiled and there are two contemporary style radiators. A high vaulted ceiling with two Velux windows adds to the sense of scale and openness.

MASTER BEDROOM

5.96m (19' 7") x 5.66m (18' 7")

Beautifully fitted with a range of hand painted Farrow and Ball Stiff Key blue wardrobes and drawers featuring a double bed recess with corner display shelves and matching bedside tables. There is further free-standing cabinet with drawers and matching mirror over. Tastefully decorated with accent adorned wall, radiator and a uPVC double-glazed window with fitted blinds.

ENSUITE SHOWER ROOM

1.65m (5' 5") x 1.45m (4' 9")

With grey marbled panelling to the wall, a larger than average shower cubicle with a chrome twin head mixer shower and a handbasin. There is a heated towel warmer and a cabinet.

BATHROOM

1.75m (5' 9") x 1.52m (5' 0")

Located off the Reception Hall and featuring a white suite comprising a panel bath with a chrome twin head mixer shower above, a concealed cistern w.c. and a semi recessed washbasin. There is a heated towel warmer and a striped shower screen. The walls feature decorative boarding.



RECEPTION HALL



LOUNGE



LIVING KITCHEN



LIVING KITCHEN

BEDROOM TWO

4.27m (14' 0") x 2.84m (9' 4")

With two Velux windows, a sloping ceiling and a central heating radiator.

BEDROOM THREE

5.75m (18' 10") x 2.82m (9' 3")

Again with two Velux windows and a central heating radiator.

BATHROOM

2.67m (8' 9") x 1.60m (5' 3")

Stylishly presented with grey marbled wall panelling and a white suite comprising a panel bath with a handheld mixer shower, a concealed cistern w.c. and a semi recessed washbasin. There is a heated towel warmer.

OUTSIDE

The house stands within regular shaped gardens which have blocked paving to the front providing maximum parking options. The rear garden has been landscaped to provide two superb porcelain patios with a connecting black ice gravel pathway. The garden has been designed for entertaining with small shaped lawn with brick edge boarder whilst providing privacy for the present owners.

GARAGE

An integral garage with an internal door linking to the house, an up and over front door, a wall mounted Ideal gas combination boiler and provision for appliances.

SERVICES

Main gas, water, electricity and drainage are connected. Available broadband speeds and internet options can be found via <https://checker.ofcom.org.uk>

CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal gas combination boiler in the garage.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing to the ground floor and wooden framed double glazed Velux type windows to the first floor.

SECURITY

A security alarm system is installed.

LOCAL AUTHORITY

East Lindsey District Council.

COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band C.

TENURE

Freehold - subject to Solicitors Verification.



MASTER BEDROOM



ENSUITE SHOWER ROOM



BATHROOM



BEDROOM TWO

VIEWING

By appointment through the Agents on Grimsby 311000.

AGENTS NOTE

In accordance with the Estate Agents Act 1979 we can advise that the vendor of this property is an Employee of Martin Maslin Estate Agents.



BEDROOM THREE



OUTSIDE



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.



25055



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

M619 Printed by Ravensworth 0870 112 5306