

# MARTIN MASLIN

12 WOODROW PARK  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 2EF



Set well back from the road behind a mature lawned front garden, this is a wonderful home of quality and style which really must be viewed! The accommodation has been equipped to an excellent standard throughout and briefly comprises: Entrance Lobby, Reception Hall, spacious main Lounge with woodburning stove, sizeable luxury Kitchen with pale grey gloss cabinets, a host of built-in appliances and twin bi-fold doors to the garden, Cloakroom, Utility Room (almost a second kitchen!) Landing, three double Bedrooms (the large Master with its own ensuite Shower Room) and an on-trend Family Bathroom. The gardens are superb with a double garage, mature trees a stylish rear terrace and extensive lawns. A very special property.

£395,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

## GROUND FLOOR

### ENTRANCE LOBBY

With a tiled floor and a central heating radiator.

### RECEPTION HALL

A sizeable hallway from where the staircase with a ranch style balustrade leads to the first floor. There is a cloak cupboard with double doors and a central heating radiator.

### CLOAKROOM

Stylishly equipped with part panelled walls, and a white suite comprising a curved basin and a concealed cistern W.C. Central heating radiator.

### LOUNGE

**5.49m (18'0") x 3.86m (12'8")**

A lovely room expanding across the full width of the house and featuring a woodburning stove set within a fireplace recess. Double aspect windows allow the room to enjoy additional natural light and there is a central heating radiator.

### LIVING KITCHEN

**6.71m (22'0") x 3.61m (11'10")**

A room of excellent proportion providing space to relax, dine and prepare. The kitchen area is equipped with a comprehensive range of pale grey gloss wall and base cabinets with quartz style worktops incorporating an inset 1.5 bowl sink unit. Built in appliances comprise a Lamona electric oven, a microwave oven, a ceramic hob, a mid-height dishwasher and a wine cooler. A central island includes a breakfast bar overhang and two sets of bi-fold doors open to the garden. There is a central heating radiator.

### UTILITY ROOM

**3.20m(10'6") x 2.13m(7'0") + 2.79m(9'2") x 1.60m(5'3")**  
Two areas of linked space including a good range of woodgrain units with a single drainer stainless steel sink unit and a wall mounted Worcester gas boiler. A door leads out to the driveway.

## FIRST FLOOR

### LANDING

A spacious landing with a central heating radiator and large enough to accommodate furniture if required.

### MASTER BEDROOM

**5.49m (18'0") x 3.71m (12'2")**

Originally believed to have been two bedrooms and with double aspect windows and two central heating radiators. A door opens to the ensuite Shower Room.

### ENSUITE SHOWER ROOM

**2.44m (8'0") x 1.37m (4'6")**

Beautifully tiled and with a white suite comprising a W.C., a pedestal washbasin and a shower enclosure with a twin head chrome mixer shower. There is a chrome heated towel warmer.



RECEPTION HALL



LOUNGE



LOUNGE



LIVING KITCHEN

## BEDROOM TWO

3.48m (11'5") x 3.00m (9'10")

With a central heating radiator and a walk-in store which may provide options to create an additional ensuite facility.

## BEDROOM THREE

2.82m (9'3") x 3.25m (10'8") to front of wardrobe

A good double bedroom with a range of contemporary style wardrobes and a central heating radiator.

## FAMILY BATHROOM

2.44m (8'0") x 2.01m (6'7")

Fully tiled and with a white suite comprising a rectangular basin set on a double cupboard, a W.C. and an 'L' shaped shower bath with a twin head chrome shower above. There is a clear shower screen to the bath side and a contemporary black vertical radiator.

## OUTSIDE

### GARAGE

9.32m (30'7") x 2.84m (9'4")

A tandem style double depending on vehicle size with electric light and power.

## OUTSIDE

The house occupies wonderful mature gardens which are principally lawned and feature established trees, a diverse variety of shrubs and plants, numerous flower borders and paved sitting areas. Immediately behind the house there is decking terrace with a canopy above and a glazed size screen and the garden also includes a shed and a woodstore. The side garden is of significant size and the house is set well back from the road. A large driveway with double gates leads to the garage and provides plenty of additional parking.

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Central heating comprises radiators as detailed above and the property has the benefit of uPVC framed double glazing and a security alarm system. It falls within the jurisdiction of North East Lincolnshire Council and is currently in Council Tax Band D. 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 our Martin Maslin website.

## LOCATION AND AMENITIES

Woodrow Park is located just off St Giles Avenue within walking distance of Scartho village centre with all its diverse facilities and amenities. The Diana Princess of Wales Hospital is just a few minutes away too.



LIVING KITCHEN



LIVING KITCHEN



UTILITY ROOM



MASTER BEDROOM



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



FAMILY 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.

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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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