

MARTIN MASLIN

28 WOODROW PARK
SCARTH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2EF



Situated on ever popular Woodrow Park this elegant detached house is beautifully presented throughout and offers cherished accommodation of great quality. Altered and extended by the present owner over many years of occupation it now comprises: Entrance Lobby, Reception Hall, lovely front Lounge, sizeable central Dining Room with adjoining Snug/Sitting Room, Dining Kitchen with cream units and built-in appliances, Utility Room and Cloakroom. Upstairs there is a Landing with dressing area, three well-proportioned double Bedrooms and a superb Shower Room with a white suite. The gardens are lawned at the front and laid to resin bond surfacing at the rear and there is a Garage and a shed/summerhouse. Ideally located for access to the village facilities.

£320,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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GROUND FLOOR

ENTRANCE LOBBY

RECEPTION HALL

A welcoming entrance area with an illuminated display niche, a central heating radiator and a door opening to the Lounge.

LOUNGE

4.27m (14'0") x 3.96m (13'0")

A lovely room at the front of the house featuring a cream marble fireplace with a living flame gas fire. There are decorative wall and ceiling mouldings and the bow window looks out across the garden. Central heating radiator.



RECEPTION HALL

DINING ROOM

6.20m (20'4") x 3.40m (11'2")

A spacious room in the centre of the house from where the staircase with ranch style balustrade leads to the first floor. There is a useful understairs cupboard and glazed sliding doors open to the Snug/Sitting Room. Central heating radiator.



LOUNGE

SNUG/SITTING ROOM

3.58m (11'9") x 2.69m (8'10")

A cosy room linked to the Dining Room and with a glazed door opening to the rear garden. A high level window allows the room to enjoy additional natural light and there is a central heating radiator.

DINING KITCHEN

4.27m (14'0") x 2.69m (8'10")

Comprehensively equipped with a range of cream painted wall and base cabinets with worktops incorporating a single drainer composite 1.5 bowl sink unit. Built-in appliances comprise a Bosch electric oven and a ceramic hob with extractor above. There is a central heating radiator and space for an everyday dining table and an archway links to the Utility Room.

UTILITY ROOM

1.68m (5'6") x 1.57m (5'2")

With space and provision for appliances, a wall mounted Vaillant gas boiler and a door leading outside.

CLOAKROOM

With a white W.C, a corner basin and a heated towel warmer.

FIRST FLOOR

LANDING

With an airing cupboard housing the hot water cylinder.

BEDROOM ONE

2.74m (9'0") x 3.66m (12'0") (to front of wardrobe)

A lovely room featuring a range of woodgrain furniture including wardrobes, drawers and a lighting canopy. There is a central heating radiator.

BEDROOM TWO

4.17m (13'8") x 3.20m (10'6") max

A great bedroom with a central heating radiator.



LOUNGE



DINING ROOM

BEDROOM THREE

4.27m (14'0") x 2.74m (9'0")

With a central heating radiator and a window looking out across the rear garden.

DRESSING AREA

2.29m (7'6") x 1.83m (6'0")

Positioned off the landing and with a double wardrobe, a dresser and a central heating radiator. A door opens through to the Shower Room.

SHOWER ROOM

3.00m (9'10") x 1.63m (5'4")

An excellent size, part tiled Shower Room with a white suite comprising a larger than average shower enclosure with an Aqualisa digital shower, a semi recessed washbasin and a concealed cistern W.C. There are useful white storage cabinets, a central heating radiator and a heated towel warmer.

OUTSIDE

The house stands within rectangular shaped gardens which are principally lawned at the front with a block paved driveway providing space for parking additional vehicles. The garage measures (14'4") x (9'6") and features an electric up and over door. The private rear garden is resin bond surfaced for ease of maintenance plus raised beds, slate covered beds and screened shed/summerhouse.

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 connected to the Hive controlled Vaillant gas boiler in the Utility Room 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 in Council Tax Band D. The tenure is Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough with commentary can be seen on our Martin Maslin website and Rightmove.

LOCATION AND AMENITIES

Woodrow Park is located just off St. Giles Avenue within walking distance of Scartho village centre and the Diana Princess of Wales Hospital. Regular buses serve the general area and the village provides a great range of local facilities.



DINING ROOM



SNUG/SITTING ROOM



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



SHOWER ROOM



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.

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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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