

# MARTIN MASLIN

30 AUGUSTA STREET  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN34 4TJ



Situated on ever popular Augusta Street this classic semi-detached house is thought to date from the 1920s and offers deceptively spacious accommodation which has been impressively updated during the last five years. Available with immediate vacant possession making it ideal for a buyer in a hurry, the gas centrally heated and uPVC double glazed property comprises:- Entrance Lobby, Reception Hall with return staircase leading off, front Sitting Room, sizeable Lounge with white fireplace, Dining Room, Cloakroom, updated Kitchen with contemporary navy blue units and built-in appliances, Landing, three double Bedrooms, separate Toilet and Bathroom with a white suite and a separate shower enclosure. The gardens are lovely being very mature with lawns and a profusion of established trees and shrubs plus a useful storage building and car port. A classic home modernised to an excellent standard.

£259,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:-

## GROUND FLOOR

### ENTRANCE LOBBY

A useful lobby area which enjoys the best of the afternoon sunshine.

### RECEPTION HALL

A welcoming hallway from where the return staircase with spelled balustrade leads to the first floor. There is a useful understairs cupboard and quality flooring.

### SITTING ROOM

**4.19m (13'9") into bay x 3.66m (12'0")**

Positioned at the front of the house and with a bay window and a central heating radiator.

### LOUNGE

**5.05m (16'7") x 4.42m (14'6")max**

A lovely well proportioned room featuring a classic white firesurround with a grey marble inset and hearth and electric fire. French doors open to the garden and there is a central heating radiator and an arched recess to one side of the room.

### DINING ROOM

**4.19m (13'9") x 3.35m (11'0")**

Located adjacent to the kitchen and with a central heating radiator and plenty of room for the largest of dining tables.

### CLOAKROOM

With a white W.C. and a small handbasin.

### KITCHEN

**3.66m (12'0") x 3.35m (11'0")**

Comprehensively equipped with a range of navy blue wall and base cabinets with slimline worktops incorporating a black composite sink unit. Built-in appliances comprise a Smeg electric oven and grill, an induction hob with extractor above and multi colour splashback and a dishwasher. Double aspect windows allow the room to enjoy additional natural light, a door leads outside to the driveway side of the house and there is a plinth heater.

## FIRST FLOOR

### BEDROOM ONE

**3.66m (13'9") into bay x 3.66m (12'0")**

A lovely room at the front of the house with a bay window and a central heating radiator.

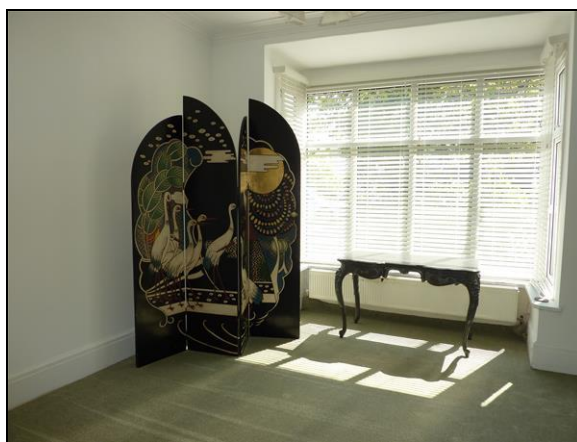
### BEDROOM TWO

**3.76m (12'4") x 3.12m (10'3")**

With a corner positioned cast iron fireplace (display only) and a central heating radiator.



RECEPTION HALL



SITTING ROOM



LOUNGE



LOUNGE



### BEDROOM THREE

3.73m (12'3") x 2.79m (9'2")

With a central heating radiator.

### BATHROOM

2.59m (8'6") x 2.54m (8'4")

Part tiled and with a white suite comprising a panel bath, a basin set on drawers and a clear sided shower enclosure with the Mira twin head mixer shower. An airing cupboard houses the prelagged hot water cylinder and there is a central heating radiator.

### SEPARATE TOILET

Accessed from the landing and positioned adjacent to the Bathroom.

### OUTSIDE

#### STORAGE BUILDING

3.56m (11'8") x 1.78m (5'10")

In sectional concrete.

### OUTSIDE

The house stands within lovely established gardens with lawned area to both the front and rear and a profusion of mature shrubs, plants and trees. The front of the house enjoys a good degree of screened privacy and there is a driveway, part enclosed by substantial double gates, for vehicle parking. A car port is positioned adjacent to the storage building. The rear garden is a delight, again enjoying privacy and seclusion courtesy of the luxuriant trees and shrubs and with a slate covered bed adjacent to the French doors from the Lounge.

### 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 gas boiler and the property has the benefit of uPVC framed double glazing and a security alarm. 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.

### LOCATION AND AMENITIES

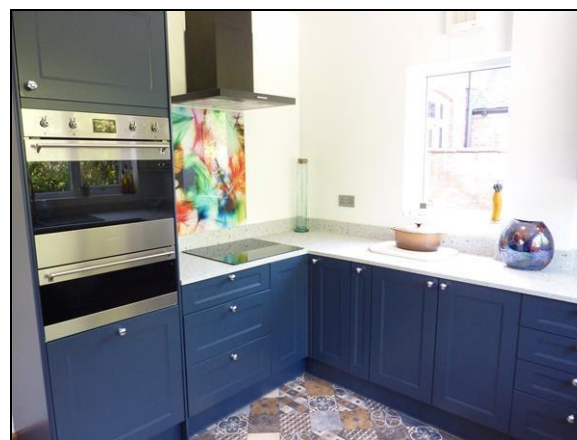
The property is located on Augusta Street which leads off Bargate. Grimsby Town Centre is within reasonable walking distance and the popular St. James private school is close by. Regular buses serve the general area.



DINING ROOM



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



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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