

# MARTIN MASLIN

4 WELBECK PLACE  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN34 5NH



A delightful mid-link property located in a pleasant cul-de-sac just off Welbeck Road, offering comfortable accommodation with gas central heating and uPVC framed double glazing. The cherished property provides a little scope for selective updating and briefly comprises:- Entrance Lobby, Entrance Hall, Lounge with mahogany finish fire surround, full width Dining Kitchen with woodgrain units, rear Conservatory/Lobby, downstairs Toilet, Landing, three Bedrooms (all with wardrobes) and a Shower Room with basin, toilet and shower enclosure. The gardens are a delight with a lawn at the rear plus a useful block-built storage shed. Viewing recommended.

£110,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

The accommodation comprises:-

## GROUND FLOOR

### ENTRANCE LOBBY

### ENTRANCE HALL

From where the staircase leads to the first floor and with a central heating radiator.

### LOUNGE

**4.06m (13'4") x 3.84m (12'7")**

A lovely room at the front of the house with a mahogany finish fireplace with marbled inset and hearth and a living flame gas fire. There are raised plinths either side of the fireplace, a central heating radiator and a picture rail. A door opens through to the Dining Kitchen.



LOUNGE

### DINING KITCHEN

**4.98m (16'4") x 2.44m (8'0")**

Extending across the full width of the house and equipped with a range of woodgrain wall and base units with speckled worktops incorporating a single drainer stainless steel sink unit. There is space for freestanding appliances and there is a filter canopy above the cooker recess. The room offers plenty of space for a dining table and there is a central heating radiator.



LOUNGE

### CONSERVATORY/REAR LOBBY

**3.96m (13'0") x 1.73m (5'8")**

A lightweight wooden framed single glazed lean-to structure providing storage and sheltered access to the downstairs toilet.

### DOWNSTAIRS TOILET

With white W.C and a wall mounted Worcester gas boiler.

## FIRST FLOOR

### LANDING

With a central heating radiator.

### BEDROOM ONE

**3.17m (10'5") x 3.05m (10'0")**

With a range of white wardrobes and a central chest of drawers.

### BEDROOM TWO

**3.30m (10'10") x 2.82m (9'3") (to chimney breast)**

With two white wardrobes.

### BEDROOM THREE

**2.06m (6'9") x 1.73m (5'8")**

With a white cupboard.

### SHOWER ROOM

**1.70m (5'7") x 1.52m (5'0")**

Fully tiled and with a white suite comprising a W.C, a pedestal washbasin and an etched shower cubicle with chrome mixer shower and a central heating radiator.



DINING KITCHEN



DINING KITCHEN



## OUTSIDE

To the front of the house there is a lovely gravelled garden with a variety of shrubs whilst to the rear there is a delightful lawned garden with substantial fencing, a block-built storage shed and a plastic lean-to greenhouse. A gate leads out to the rear passageway.

## GENERAL INFORMATION

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

## LOCATION AND AMENITIES

Welbeck Place leads off Welbeck Road which itself leads Eastwards off Littlecoates Road. A good range of local shops are located within walking distance at Bradley Crossroads and regular buses serve the area.



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



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.

**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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