

# MARTIN MASLIN

27 THE CRESTA  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN34 5AP



A traditional and most appealing bay fronted semi-detached house boasting one of the largest plots in the area, enjoying an excellent rear garden with lovely tree line backdrop. The property has been beautifully modernised and redesigned by the present owners to create a must have 21ft x 20ft open plan Living Kitchen with centre island and seating areas, a modern Cloakroom with W.C, and Bathroom and fitted designer wardrobes by Haagensens. The accommodation features a welcoming Hallway with modern Cloakroom and W.C, a lovely bay fronted Lounge with marble fireplace and a fabulous open plan Living Kitchen displaying a range of white high gloss cabinets, granite worktops with matching centre island and built-in appliances. Kitchen is ideal for entertaining with its high vaulted skylight windows and French doors opening onto the rear Garden. Upstairs there are three excellent size double Bedrooms and a modern Bathroom with white suite. Standing on an excellent plot, enjoying a lovely size rear Garden featuring an Indian sandstone patio with generous lawn, large detached Garage with Workshop. A rare opportunity not to be missed!

£225,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## ENTRANCE

A smart composite front door gives access directly into the hallway.

## ENTRANCE HALLWAY

**4.83m (15'10") x 2.64m (8'8")**

A lovely spacious and modern hallway, featuring a ceramic tiled floor flowing through into the kitchen and downstairs toilet. It has a balustrade spindled staircase leading to the first floor part galleried landing. There is a useful under stair storage cupboard and a designer radiator.

## CLOAKROOM

A modern cloakroom with white two piece suite comprising low flush W.C, slimline vanity wash hand basin with pillar tap and double glazed window.

## LOUNGE

**4.39m (14'5") into bay x 3.40m (11'2")**

A delightful bay windowed family lounge overlooking the front garden. Featuring a polished marble fireplace housing a living flame gas fire, with coving to the ceiling, designer radiator and uPVC windows.

## KITCHEN

**6.40m (21'0") maximum x 6.15m (20'2")**

A fabulous open plan living kitchen. Re-designed by the present owners to combine the kitchen, lounge and conservatory. A lovely bright and spacious open plan living area ideal for relaxing and entertaining friends. Featuring a range of white high gloss modern handleless units with granite worktops and matching centre island. Incorporating a cut away sink with mixer taps and matching upstands, plenty of storage beneath. Quality Lamona appliances include an induction four ring hob with overhead extractor fan and light, and a single fan assisted eye level oven and grill. There is plumbing for a washing machine and dishwasher, and space for a fridge freezer. The kitchen has two large side windows, central feature plinth, designer radiator and double glazed exterior door with fitted blind. The living and dining area is enhanced by deluxe roof light windows, in addition to the French uPVC doors giving views and access onto the rear garden. The lounge features a traditional fireplace with marble inlay and hearth housing a living flame gas fire. It has a beautiful ceramic tiled floor flowing through the kitchen and dining areas.

## FIRST FLOOR

## LANDING

**2.67m (8'9") x 2.62m (8'7")**

A spacious open plan landing with a spelled balustrade, two uPVC windows to the side. There is access to a part boarded loft space, power and light and pull down ladder.



CLOAKROOM



LOUNGE



KITCHEN



KITCHEN



### BEDROOM ONE

4.11m (13'6") into bay x 2.74m (9'0") to wardrobes

A lovely bedroom featuring a walk-in uPVC bay window. Fitted with designer wardrobes by Haagesens with modern sliding glass panelled doors, coving to the ceiling, designer radiator and an accent adorned wall.

### BEDROOM TWO

4.11m (13'6") x 2.74m (9'0") to wardrobe

Another good sized bedroom, fitted with designer modern sliding wardrobes by Haagesens. Tastefully decorated with a radiator and uPVC double glazed rear window.

### BEDROOM THREE

5.28m (17'4") x 2.64m (8'8")

Surprisingly spacious third bedroom with a uPVC double glazed window overlooking the rear garden. There is a radiator and built-in storage cupboard.

### FAMILY BATHROOM

2.62m (8'7") x 1.93m (6'4")

A modern bathroom suite in white comprising close coupled W.C, built-in vanity unit with offset wash hand basin and panelled bath. There is tiling to splashback areas, designer radiator and a uPVC double glazed front window.

### DETACHED GARAGE

5.13m (16'10") x 2.67m (8'9")

With electric roller front door, power and light.

### WORKSHOP

2.62m (8'7") x 2.03m (6'8")

Adjoining the garage with power and light, and own entrance door.

### GARDENS

Occupying possibly one of the largest plots on The Cresta extending to 153ft in length by 32ft including the extra original vegetable plot. The front garden is gravelled for ease of maintenance set behind a brick wall boundary whilst a generous block paved driveway leads to the garage. In the Agents opinion the rear garden forms one of the 'WOW' factors, with the superb Indian sandstone patio, shaped lawn and extra garden to the rear. The summerhouse will be available by separate negotiation, whilst fencing and the trees provide the perfect backdrop.

### VIEWING

Viewing is strictly through the Agents on Grimsby 311000 and a video walthrough tour with commentary can be seen on Rightmove and our Martin Maslin website.



LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



## GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Logic Plus Combi C30 Combination central heating boiler located in the kitchen. The property has the benefit of uPVC framed double glazing, the windows were recently replaced in 2024 to the majority of the house, with a fencer approved installation. The property has a cavity wall insulation guarantee and fitted burglar alarm to the house and garage. It falls in the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band C. The tenure is Freehold, subject to solicitors verification.



FAMILY BATHROOM



OUTSIDE



OUTSIDE



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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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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