

MARTIN MASLIN

48 BOLINGBROKE ROAD
CLEETHORPES
NORTH EAST LINCOLNSHIRE
DN35 0HG



As agents we are pleased to bring this superb extended semi-detached house to the market, found in the highly desirable Signhills catchment area, ideal for a young family and located within a short walking distance of the seafront, local shops and the Cleethorpes cricket club. Sympathetically modernised and updated in 2017 by the present owners, with no stone left unturned, including updated wiring, re-skimmed and plastered walls, a replacement boiler and many other eye-catching features. This smart accommodation includes an entrance porch with a modern composite front door, hallway with painted staircase, a lovely sized family lounge with a fireplace and double doors opening into a separate dining room overlooking the rear garden. Beyond is a 20'0" breakfast kitchen with shaker style cabinets, built in appliances and a rear porch with a separate w/c. Upstairs there are three excellent sized bedrooms and a beautiful, refurbished shower room with a designer modern walk-in shower. The property enjoys the sunshine with its southwest facing rear garden, attractive patio and raised borders, whilst a detached garage is approached from a long-gated driveway.

Realistically priced for early sale, viewing is highly recommended.

£244,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE PORCH

With an exterior light, giving access to the enclosed porch, featuring a smart composite front door with a matching glazed panel and tiled floor, and a further glazed inner door leads to the entrance hall: -

ENTRANCE HALL

3.00m (9'10") x 1.85m (6'1")

A well-presented hallway with a balustrade and spindle staircase leading to the first floor, it has a fashionable laminate floor and radiator.

LIVING ROOM

7.04m (23'1") into bay x 3.68m (12'1") x 10'10"

An excellent well-proportioned room, with a central feature fireplace, two radiators with fretted covers and a deep bay front window. Further glazed double doors, open into the dining room.

DINING ROOM

3.96m (13'0") x 2.97m (9'9")

A delightful room with sliding patio doors overlooking the rear garden. This room is well decorated with a radiator and fretted cover and sliding door to kitchen.

KITCHEN

6.02m (19'9") x 2.54m (8'4")

A Large Kitchen, fitted with a range of shaker style cabinets in a light maple finish, with glass leaded displays. Complimentary worksurfaces include a stainless-steel sink with mixer taps, and a modern re-tiled wall splashback. The built-in appliances include a four-ring gas hob with an overhead extractor fan, a double gas electric oven and grill, an integrated refrigerator, and plumbing for an automatic washing machine. The Kitchen has a tiled effect lino floor, extending to a small breakfast area, with two uPVC windows and a radiator with fretted cover. A glazed door leads into the rear lobby, with a double-glazed door into the garden and separate W/C.

SEPERATE W/C

Comprising; a low flush W/C, wash hand basin, radiator and a double-glazed window.

FIRST FLOOR LEVEL LANDING

2.69m (8'10") x 2.08m (6'10")

A pleasant landing with a uPVC double glazed side window, coving to the ceiling and access to a part board loft space. All rooms lead directly as follows: -

BEDROOM ONE

4.04m (13'3") x 3.51m (11'6")

A spacious and relaxing bedroom, with a walk in uPVC front bay window. Tastefully decorated in pastel colours with a coving to ceiling radiator.



ENTRANCE PORCH



ENTRANCE HALL



LIVING ROOM



LIVING ROOM

BEDROOM TWO

3.40m (11'2") x 3.05m (10'0")

Another good-sized bedroom with a built-in storage cupboard, radiator and a uPVC double glazed rear window.

BEDROOM THREE

2.44m (8'0") x 2.08m (6'10")

A good sized third bedroom which is currently used as a home office, with a radiator and a uPVC double glazed front window.

MODERN SHOWER ROOM

2.54m (8'4") x 1.65m (5'5") extending to 7'9"

A superb half tiled modern shower room with a white suite. Comprising of a low flush W/C, pedestal wash basin and a modern walk-in double shower with a fixed glass screen and a thermostatic shower with drencher head. There is a chrome heated towel rail and two uPVC double glazed rear windows

ATTACHED BRICK GARAGE

5.38m (17'8") x 2.64m (8'8")

With a powering light and up and over front door.

OUTSIDE

The property has a lawned front garden, well stocked with plants and shrubs set behind an attractive brick wall boundary. A paved and gravelled driveway leads through secure double gates in turn to the garage. The rear garden enjoys a perfect southwest facing rear aspect, ideal for the summer months. A well-maintained garden featuring a paved patio and pathway set around a shaped lawn. It has raised flower borders and an array of specimen plants and shrubs with fencing to the perimeters.

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 as detailed above, connected to the Ideal Logic Combi 35, which is installed in the loft approximately in 2017. The property benefits from uPVC framed double glazing and there is a security alarm. The local authority is the North East Lincolnshire Council and is in Council Tax Band C. The tenure is freehold subject to the Solicitors verification.

VIEWING

Viewing is strictly by appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin Website.



DINING ROOM



KITCHEN



FIRST FLOOR LEVEL LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



MODERN SHOWER ROOM



MODERN 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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