

MARTIN MASLIN

46 ACHILLE ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 5RB



Found in this desirable area of Laceby acres backing on to the Grimsby golf course, an excellent four-bedroom detached family home. The interior has been redecorated with new carpets and offering excellent and well-proportioned accommodation benefiting from an updated central heating boiler, uPVC double glazing and a fitted burglar alarm. This property is an ideal blank canvas offered with no chain, although requiring some slight updating to improve to taste. Noteworthy features include an entrance porch with a hallway and separate w/c, a bay fronted lounge with glazed doors through to a dining room, extending to 28'0" in length ideal for entertaining. There is a generous kitchen with built in appliances requiring some updating. Upstairs is a spacious landing with a large airing cupboard, four good sized bedrooms and an updated bathroom with a white suite. A mature backdrop from the neighbouring golf course creates the wow factor to this lovely private rear garden with its detached garage and long driveway. Viewing highly recommended, offers around £265,000.

£265,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ACCOMODATION

A uPVC double glazed front door, gives access to an enclosed entrance porch with an exterior light. A part glazed door leads directly into the hallway.

HALLWAY

3.58m (11'9") x 1.98m (6'6")

A good sized hallway with a ranch style staircase, which leads to the first floor landing. It has a useful understairs storage cupboard with a radiator and coving to the ceiling.

CLOAKROOM

Comprising; a low flush W/C, a built in vanity unit with a wash hand basin and cupboards beneath. There is a radiator and a uPVC double glazed side window.

LOUNGE

4.67m (15'4") x 4.14m (13'7") X extending to 28'0"

A lovely spacious front room featuring a deep uPVC bay window, a traditional fireplace housing a living flame gas fire with a black granite inlay and hearth. There are glazed doors which open in to the dining room.

DINING ROOM

3.66m (12'0") x 3.53m (11'7")

The dining room is ideal for entertaining with the double doors opening into the lounge. A pleasant room with the double glazed window over looking the rear garden. There is a radiator and coving to the ceiling.

KITCHEN

3.61m (11'10") x 3.28m (10'9")

Fitted with a range of base and wall mounted units, in a light cream finish with a complimentary work surface, including a one and a half bowl sink with mixer taps and underlighting to the units. The built in appliances include a Beko four ring gas hob, an electric oven, a built in microwave, an integrated refrigerator and freezer and a dishwasher. It has a pull out larder storage unit and plenty of cupboard space. There is room for a dining table, a radiator and a vinyl covered flooring. The kitchen has a uPVC double glazed window over looking the rear garden and a further double glazed exterior door.

FIRST FLOOR LANDING

With a ranch style balustrade, radiator and a uPVC double glazed window. There is a built in large airing cupboard with shelves and radiator, and housing the central heating boiler. There is also access to a large loft space, providing further potential. All rooms lead directly as follows: -

BEDROOM ONE

4.04m (13'3") x 3.07m (10'1")

A good sized double bedroom with fitted wardrobes along one wall, forming a central dressing table with drawers and overhead storage. There is a radiator and a uPVC double glazed front window.



HALLWAY



LOUNGE



DINING ROOM



KITCHEN

BEDROOM TWO

4.09m (13'5") x 3.12m (10'3") x 8'3"

A good sized double bedroom with built in wardrobes and overhead storage, it has a radiator and a uPVC double glazed window over looking the rear garden, and a golf course beyond.

BEDROOM THREE

2.69m (8'10") x 2.31m (7'7")

With a built in double wardrobe, radiator and a uPVC double glazed window overlooking the rear garden and golf course beyond.

BEDROOM FOUR

2.87m (9'5") x 2.51m (8'3")

An 'L' shaped room which includes part of the bulk head stairs cupboard. Fitted with a cabin bed with overhead storage and cupboard beneath. There is an additional wardrobe, radiator and a uPVC double glazed front window.

FAMILY BATHROOM

2.24m (7'4") x 1.68m (5'6")

The family bathroom has been updated with a built in vanity unit with an offset hand basin, a back to the wall push button W/C, an overhead mirrored cabinet and a cast iron bath with a thermostatic shower and screen. There is a radiator and a uPVC double glazed window.

DETACHED BRICK GARAGE

5.26m (17'3") x 2.51m (8'3")

With a power + light and up and over door.

GARDENS

The Gardens are laid to lawn to the front with a long paved driveway leading in turn to the garage. In the Agents opinion the rear garden forms one of the main attractions with its wonderful backdrop onto the Grimsby golf course. The garden is mainly lawned with fencing, a vegetable plot and a greenhouse in one corner.

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 of radiators detailed above, connected to the Ideal Vogue C32 Combi Boiler, located in the airing cupboard. The property benefits from uPVC framed glazing and there is a fitted security alarm system. The local authority is the North East Lincolnshire Council and the Council Tax Band is C. The tenure is Freehold subject to the Solicitors verification.

VIEWING

Viewing is strictly via appointment through the Agent on Grimsby 311000, a video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin Website.



FIRST FLOOR LANDING



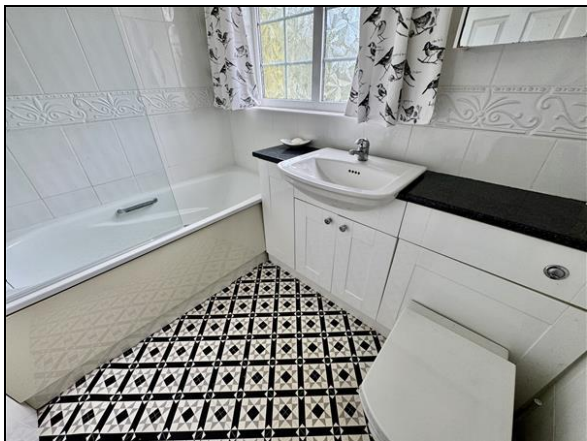
BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



DETACHED BRICK GARAGE



GARDENS



GARDENS

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.



25101



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk