

MARTIN MASLIN

39 STATION ROAD
GRIMSBY
North East Lincolnshire
DN37 9NL



Occupying a pleasant corner position, along Station Road in the centre of this popular village, fronting on to an open green, a handsome double fronted detached executive home. Built in 2007, a former show home built by Cyden Homes to their sapphire design, benefiting from a larger plot on the edge of this sought after development. Spaciously appointed throughout, offering excellent sized living accommodation. Perfect for entertaining with fashionable flooring, three reception rooms, four double bedrooms and three bathrooms. On the ground floor you will find a large welcoming hallway with a staircase leading to a spacious galleried landing. There is a cloakroom with W/C, a useful study, an excellent family lounge and dining room, each with double doors accessed from the hallway. The bright kitchen offers dining space with French doors opening on to the garden, whilst beyond is a valuable fitted utility room. Upstairs are four excellent sized bedrooms served from the landing. The principal bedroom with fitted wardrobes and its own private large ensuite bathroom, and the second guest bedroom with a walk in dressing area and private bathroom, in addition there is a further principal family bathroom. A substantial family home commanding a tension from passers by with its double gates opening onto a generous block paved drive and double garage. The gardens are well screened from the roadside enjoying their own privacy and viewing is highly recommended. EPC rated C.

£429,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ACCOMODATION

A canopied entrance porch with modern lighting, gives access to a composite front door.

HALLWAY

5.82m (19'1") x 1.96m (6'5") X widening to 11'10"

A spacious and welcoming hallway where the dog leg spindle staircase leads to a first floor galleried landing. There is a fashionable laminate floor flowing through the ground floor areas, and a useful built in storage cupboard.

CLOAKROOM

With a modern white two piece suite comprising; low flush W/C, pedestal wash hand basin and radiator.

FAMILY LOUNGE

6.25m (20'6") x 3.58m (11'9")

Accessed via double doors from the hallway, a generous dual aspect room with central marble fireplace and a gas fire. It has a fashionable laminate floor, two radiators a UPVC double glazed front window and french double glazed doors onto the garden.

DINING ROOM

3.99m (13'1") x 2.95m (9'8")

With double doors from the hallway, a good sized room with dual aspect, featuring a fashionable laminate floor and radiator.

STUDY

3.10m (10'2") x 2.03m (6'8")

There is a radiator and a uPVC double glazed window.

DINING KITCHEN

5.44m (17'10") x 3.81m (12'6")

A bright and spacious kitchen fitted with a range of high gloss grey cabinets with complimentary worksurfaces. Incorporating a one and a half bowl stainless steel sink with spray tap and tiled splashback. Neff built in appliances include a four ring gas hob with a pull out extractor fan, single fan assisted oven and grill, integrated fridge and a built in dishwasher. There is a laminate tiled floor with space for a dining table and chairs, radiator and two double glazed side windows and further french doors opening on to the rear patio.

UTILITY ROOM

2.69m (8'10") x 1.65m (5'5")

With a matching range of base cabinets, complimentary worksurfaces and a valuable stainless steel sink. It has a tiled wall surround, plumbing for a washing machine and vent for a tumble dryer. The American style fridge freezer will be included in the price and further part double glazed door leads onto the garden.



HALLWAY



FAMILY LOUNGE



DINING ROOM



DINING KITCHEN

FIRST FLOOR LEVEL LANDING

4.29m (14'1") x 2.84m (9'4")

A spacious galleried landing, with radiator, built in airing cupboard with a hot water tank and access to the loft space. The loft is fully boarded with power and light and has a pull down ladder. All rooms lead directly as follows.

PRINCIPAL BEDROOM

3.86m (12'8") x 3.66m (12'0")

A good sized double bedroom with fitted wardrobes along one wall, there is a radiator and double glazed front window.



PRINCIPAL BEDROOM

ENSUITE BATHROOM

Featuring a white suite, part wall tiled surround, comprising; twin pedestal wash hand basins, low flush W/C, paneled bath and additional shower cubicle with thermostatic unit. There is a radiator and double glazed window.

BEDROOM TWO

3.66m (12'0") x 3.81m (12'6") x extending to 18'0"

A good sized double bedroom with radiator and double glazed side window, there is a dressing area with fitted wardrobes and a wall mirror.

PRIVATE ENSUITE BATHROOM

2.18m (7'2") x 1.68m (5'6")

Part tiled with a white suite, comprising; low flush W/C, pedestal wash hand basin and paneled bath with shower over. There is a rail/curtain radiator and double glazed window.

BEDROOM THREE

3.40m (11'2") x 2.67m (8'9")

A pleasant bedroom facing the front with radiator and double glazed window.

BEDROOM FOUR

3.35m (11'0") x 2.59m (8'6")

Facing the front with radiator and double glazed window.

FAMILY BATHROOM

2.39m (7'10") x 1.70m (5'7")

With part tiled wall surround and white suite. Comprising; low flush W/C, pedestal wash hand basin and paneled bath with a shower attachment over. There is a radiator and double glazed window.

OUTSIDE

The property occupies a lovely position facing onto a small green with a hedge boundary and small lawned front garden. The rear double gates screen a private block paved driveway leading in turn to a double brick garage. The property enjoys a larger than average plot for the locality with a pleasant paved patio and shaped lawn, screened by fencing to the perimeters.



OUTSIDE

DOUBLE BRICK GARAGE

With power and light and up and over door.

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 Ideal Classic gas central heating boiler located in the kitchen, the property benefits from double glazed windows set in wooden frames. The local authority is the North East Lincolnshire Council and the Council Tax Band is E. The tenure is Freehold subject to the Solicitor's verification. This property is EPC rated C.

VIEWINGS

Strictly via appointment with the agent on Grimsby 311000.

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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