

MARTIN MASLIN

2 DRURY LANE
GRIMSBY
North East Lincolnshire
DN36 4YL



Situated on Drury Lane on this popular development lying just off Knightsbridge, an impressive family home enjoying an unusually large rear garden, for the locality. Superbly extended to create a stunning open plan 20'0" living kitchen with dining and entertaining areas, overlooking the rear garden. The property is immaculately maintained, decorated in fashionable Farrow and Ball colour schemes and further complimented by porcelain tile flooring to the majority of the ground floor areas. Note worthy features include a lovely inviting hallway, a modern cloakroom with W/C, a relaxing bay front lounge with a stylish floating electric fire. Undoubtedly the WOW factor is the living kitchen with its sleek, modern white cabinets, high end Bosch appliances and beyond this wonderful open plan space for entertaining, with views onto the gardens. There is a valuable utility room with integral door to the garage, whilst upstairs there are three generous bedrooms and a family bathroom. Standing on a large rectangular plot with open plan front lawned garden and generous paved driveway to the garage. To the rear is a superb family garden with generous patio areas, shaped lawns and space for al fresco entertaining. Viewing highly recommended.

£259,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ACCOMODATION

Canopied entrance porch with exterior lighting , gives access to a smart composite front door.

HALLWAY

4.14m (13'7") x 1.30m (4'3")

A lovely welcoming and stylish hallway featuring a porcelain tile floor where the spindle staircase rises to a first floor part galleried landing. It has a useful under the stairs cupboard, a radiator, and coving to the ceiling.

CLOAKROOM

A modern cloakroom with a built in vanity unit, slim line sink, pillar tap and push button back to wall W/C. It has a porcelain tile floor and uPVC double glazed window.

LOUNGE

5.51m (18'1") x 3.17m (10'5")

Comfortable lounge, tastefully decorated featuring a contemporary floating fire with log effect, coving to the ceiling, radiator and a uPVC double glazed bay window.

LIVING KITCHEN

6.22m (20'5") x 3.86m (12'8") x widening to 17'8"

A superb open plan must have living kitchen, perfect for both cooking and entertaining. Displaying a range of white shaker style cabinets with chrome handles and complimentary deck washed laminated worktops incorporating a large one and a half bowl porcelain sink with swan neck mixer tap and underlighting to the units. There is a host of high end Bosch appliances which include, microwave, double fan assisted oven and grill, overhead extractor fan and light, and five ring wok style gas hob. There is a built in hotpoint dishwasher, and space for a tall fridge/freezer. The Kitchen area has a porcelain tile floor with recessed lighting and a radiator. Ultimately the stand out feature is the open space for dining and sitting areas, featuring a fashionable laminate flooring with LED lighting. There is a double glazed side window and two sets of French double glazed doors, giving views and access onto the large rear garden.

UTILITY ROOM

2.08m (6'10") x 1.40m (4'7")

A good sized utility room with a matching work surface and storage cupboards above. It has plumbing for a washing machine and vent for a tumble dryer and a further deep built in floor to ceiling cupboard and further integral door to the garage.

LANDING

With a spelled balustrade, access to the loft space and uPVC double glazed side window. All rooms lead directly as follows.



ACCOMODATION



HALLWAY



CLOAKROOM



LOUNGE

BEDROOM ONE

4.34m (14'3") x 3.20m (10'6")

A relaxing bedroom featuring a walk in uPVC bay window with a radiator. Tastefully decorated in pastel colours, with a modern freestanding sliding wardrobe available by separate negotiation.

BEDROOM TWO

3.61m (11'10") x 2.92m (9'7")

Another excellent double bedroom with a radiator and a uPVC double glazed rear window.

BEDROOM THREE

2.67m (8'9") x 2.36m (7'9")

An excellent third bedroom, currently used as a home office with a radiator and uPVC double glazed rear window.

BATHROOM

2.08m (6'10") x 1.93m (6'4")

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

GARAGE

5.92m (19'5") x 2.87m (9'5")

With an up and over door, power and light, a wall mounted gas central heating boiler and further uPVC double glazed door to the garden.

OUTSIDE

The property is set well back from a road with an open plan lawned garden and generous paved driveway, leading to the garage. The side gate leads in turn to a larger than average garden for the development enjoying an Indian sandstone patio spanning the rear of the house. It has a shaped lawn with further patio and ornamental wall with close bordered fencing ensure privacy for the present owners.

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 combination central heating boiler installed in the garage. the property has the benefit of upvc framed double glazing. The local authority is the North East Lincolnshire Council and the Council Tax Band is C. The tenure is Freehold subject to the Solicitor's verification.

VIEWINGS

Strictly via appointment through the Agents Grimsby 311000, a video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin Website.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



UTILITY ROOM



LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



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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