

# MARTIN MASLIN

6 LEALAND CLOSE  
LACEBY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 7FJ



Built by Shepherd Homes in 2005 to their impressive Tavistock design, this excellent detached house provides impressive family size accommodation with gas central heating, uPVC framed double glazing and a security alarm system. It stands in very good size lawned gardens with a four car driveway and integral Garage and comprises:- Reception Hall, Cloakroom, lovely Lounge, Dining Room, well equipped Dining Kitchen, with beech finish units and appliances, Utility Room, Gallery Landing, four Bedrooms (master with ensuite Shower Room) and Family Bathroom. The rear garden enjoys a good degree of privacy with hedgerow beyond the boundary and there is a paved sitting area and a potting shed. A lovely cherished home maintained to the highest of standards - viewing recommended.

£345,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## THE ACCOMMODATION COMPRISES:-

### RECEPTION HALL

A spacious and welcoming entrance area from where the staircase with spindle balustrade leads to the first floor. There is a central heating radiator and the main entrance door having been renewed recently.

### CLOAKROOM

With a white suite comprising a w.c. and a handbasin. Central heating radiator with tiled floor and coat hooks.

### LOUNGE

**5.49m (18'0") x 3.43m (11'3")**

A lovely room featuring a classic cream marble firesurround with an enclosed living flame gas fire. Double doors open into the Dining Room and there is a spacious walk in front bay window and an additional side window for extra natural light. Two central heating radiators.

### DINING ROOM

**3.45m (11'4") x 3.05m (10'0")**

Enjoying lovely views of the rear garden and large enough to accommodate an 8 person dining table. Glazed double doors open to the garden, there is a central heating radiator.

### DINING KITCHEN

**4.14m (13'7") x 3.05m (10'0")**

Comprehensively appointed with a range of beech finish shaker style wall and base cabinets with pebbled worksurfaces incorporating a single drainer 1.5 bowl stainless steel sink unit. With Bosch built in appliances comprising, electric oven, ceramic hob, fridge and freezer. There is space in the centre for a bistro type table, provision for a freestanding dishwasher/tumble dryer and there is a central heating radiator and tiled flooring.

### UTILITY ROOM

With units matching those in the Dining Kitchen, a single drainer stainless steel sink unit, provision for a freestanding appliance. A door leading into the Garage and a door into the rear garden which having been recently replaced. With tiled flooring and a coat rail for additional storage.

### FIRST FLOOR

#### GALLERY LANDING

A particularly spacious Landing with a central heating radiator, an arched feature window and a double door airing cupboard housing the large hot water cylinder and pressurisation unit.

### MASTER BEDROOM

**4.34m (14'3") x 2.84m (9'4") to front of wardrobes**

An excellent bedroom featuring a lovely range of limed oak furniture comprising wardrobes with drawers beneath, chest of drawers and two bedside drawer units. There is a central heating radiator, a spacious walk in bay front window and a door opens to the ensuite Shower Room.



RECEPTION HALL



CLOAKROOM



LOUNGE



DINING ROOM



### ENSUITE SHOWER ROOM

Featuring a white suite comprising a pedestal washbasin, a w.c. and a rectangular shower enclosure with a twin head chrome mixer shower and white sparkle wall panelling. Central heating radiator and tiled floor.

### BEDROOM TWO

3.15m (10'4") x 3.12m (10'3")

A good sized double bedroom with a window looking out across the rear garden and a central heating radiator, and with ample space for a wardrobe.

### BEDROOM THREE

3.45m (11'4") x 2.74m (9'0")

Another good sized double bedroom with a window looking out across the rear garden and a central heating radiator, and with ample space for a wardrobe.

### BEDROOM FOUR

3.15m(10'4")(to front of cupboards) x 2.39m(7'10")

Currently used as a Study and with a range of mirrored cupboards/wardrobes with sliding doors. Central heating radiator.

### FAMILY BATHROOM

3.48m (11'5") x 1.93m (6'4")

Part tiled and with a white suite comprising a panel bath, a pedestal washbasin, a w.c. and a rectangular shower enclosure with a chrome mixer shower and sliding doors. Central heating radiator and cream tiled floor.

### OUTSIDE

The house stands within impressive gardens with a lawn and potential four car double width driveway to the front. The rear garden is of excellent size being mainly laid to grass with a circular paved sitting area, a fixed garden swing seat and a potting shed. There is a vegetable garden plus well stocked flower beds and the boundaries are all fenced.

### GARAGE

An integral single Garage with electric light and power, an up and over door, a door linking to the house and a wall mounted Baxi gas boiler replaced within the past two years. The floor is painted and sealed.

### GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Baxi gas boiler in the garage and the property has the benefit of uPVC framed double glazing and security alarm system. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band D. The tenure is Freehold subject to solicitors verification.



DINING KITCHEN



GALLERY LANDING



MASTER BEDROOM



ENSUITE SHOWER ROOM

## MANAGEMENT FEE

There is an annual development management fee, to maintain the grounds. Charge to be confirmed.

## VIEWING

By appointment through the Agents on Grimsby 311000. A walkthrough video with commentary can be seen on Rightmove and our Martin Maslin website.

## LOCATION AND AMENITIES

The property is located on Laceby Park just to the north of Laceby village. A walkthrough leads to Cooper Lane, the local primary school and other village facilities include shops, hairdressers, fast food takeaways, a Doctors surgery and pharmacy etc. Along with easy access to numerous countryside walks.



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



FAMILY 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.

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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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