

# MARTIN MASLIN

1 ACORN CLOSE  
HEALING  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN41 7AA



Constructed in 2021 this deceptively spacious detached house offers accommodation set out over three floors and is in superb condition throughout. Stylishly presented and with the benefit of gas central heating, uPVC double glazing and a security system it comprises:- Reception Hall, front Lounge, impressive Dining Kitchen with grey shaker style units and Neff appliances, Utility Room, Cloakroom, three first floor Bedrooms (Master with ensuite Shower Room and wardrobe area) Family Bathroom and further second floor Bedroom with adjoining Shower Room. The gardens are designed for ease of maintenance with an integral Garage and a wonderful open sided Garden Room perfect for outdoor entertaining. A stunning house!

£320,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## THE ACCOMMODATION COMPRISES:-

### GROUND FLOOR

#### RECEPTION HALL

A welcoming entrance area from where the staircase with spindle balustrade leads to the first floor. There is a central heating radiator.

#### LOUNGE

**4.09m (13'5") x 3.15m (10'4") plus bay**

A lovely room at the front of the house with a central heating radiator and provision for a wall mounted television.



LOUNGE

#### DINING KITCHEN

**5.49m (18'0") max x 4.27m (14'0") max**

A superb room comprehensively equipped with a range of grey shaker style wall and base cabinets with driftwood worksurfaces incorporating a single drainer 1.5 bowl composite sink unit. Built in appliances comprise a Neff electric oven, a Neff electric hob with extractor above, a Neff fridge freezer and a Neff dishwasher. There is a tall pantry cupboard, glazed double doors open to the garden and there is a central heating radiator.



LOUNGE

#### UTILITY ROOM

**2.44m (8'0") x 1.57m (5'2")**

With cabinets matching those in the Dining Kitchen and a concealed Alpha Gas boiler.

### FIRST FLOOR

#### LANDING

With a central heating radiator and an airing cupboard housing the tall water heater.

#### MASTER BEDROOM

**6.32m (20'9") max x 3.20m (10'6")**

A lovely bedroom with two double wardrobes in a walk-through area leading to the ensuite Shower Room. There are double aspect windows, a central heating radiator and provision for a wall mounted television.

#### ENSUITE SHOWER ROOM

**1.22m (4'0") x 2.44m (8'0")**

With a white suite comprising a concealed cistern w.c, a washbasin set on a cupboard unit and a rectangular shower cubicle with a chrome mixer shower. There is a heated towel warmer.

#### BEDROOM TWO

**4.11m (13'6") x 2.74m (9'0")**

With a double wardrobe and a central heating radiator.

#### BEDROOM THREE

**4.11m (13'6") x 2.74m (9'0")**

Currently use as a Study and with a double wardrobe and a central heating radiator.



DINING KITCHEN



DINING KITCHEN

## FAMILY BATHROOM

2.62m (8'7") x 1.78m (5'10")

With a white suite comprising a panel bath, a concealed cistern w.c and a semi recessed washbasin. The walls are part tiled and there is a central heating radiator.

## SECOND FLOOR

### LANDING

## BEDROOM FOUR

3.58m (11'9") x 2.44m (8'0")

With a roof window and a central heating radiator.

## SHOWER ROOM

1.78m (5'10") x 1.68m (5'6")

With a white suite comprising a quadrant shower enclosure with a chrome mixer shower, a pedestal washbasin and a w.c. Central heating radiator.

## OUTSIDE

The house stands within rectangular shaped gardens with a sett paved double width driveway at the front leading to the integral Garage. There is an artificial lawn to the front too whilst the rear garden features artificial grass, fenced and walled boundaries and a superb open sided Garden Room with a decking base and sloping roof. Equipped with power and lighting this is a great space for entertaining and there is also a paved patio area.

## GARAGE

5.08m (16'8") x 2.59m (8'6")

With an up and over door and electric light and power.

## 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 and the property has the benefit of uPVC double glazing and a security alarm. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band E. The tenure is Freehold (subject to Solicitors verification) and all owners on Acorn Close are shareholders in the Management Company which owns and maintains the cul-de-sac.

## 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 village of Healing provides well regarded schools, a general store, a railway station and the popular Healing Manor Hotel and Restaurant. Regular buses serve the village.



UTILITY ROOM



MASTER BEDROOM



MASTER BEDROOM



BEDROOM TWO



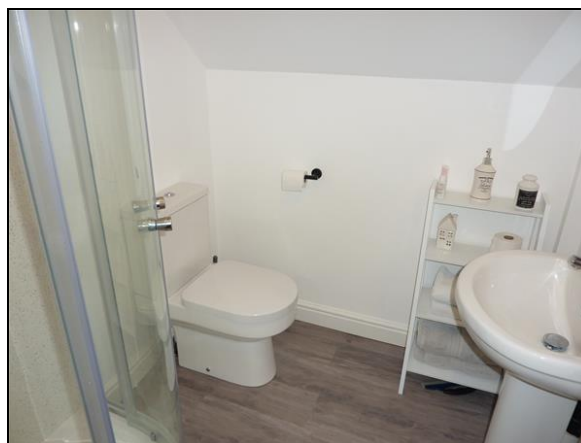
BEDROOM THREE



FAMILY BATHROOM



BEDROOM FOUR



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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