

MARTIN MASLIN

17 PRIMROSE CLOSE
HEALING
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7SL



Superbly updated within the last few years this impressive detached house provides stylishly presented family size accommodation with gas central heating and uPVC double glazing. Enhanced significantly from the original by an excellent size Sun Room at the rear, the property comprises: Reception Hall, Cloakroom, front Dining Room/Study, lovely Lounge, Sun Room with 'solid' roof for year round use, Breakfast kitchen with white and blue units and built-in appliances, three double Bedrooms (Master with ensuite Shower Room) and Family Shower Room with larger than average step-in shower enclosure and twin head shower. There is an integral Garage and the easy maintenance garden is paved and split-level at the rear with a double width driveway at the front. Viewing recommended.

£260,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

THE ACCOMMODATION COMPRISES:- GROUND FLOOR

RECEPTION HALL

With the staircase to the first floor leading off, a laminate finish floor and a central heating radiator.

CLOAKROOM

With a contemporary white suite comprising a concealed cistern w.c. and a slimline handbasin. There is a heated towel warmer.

DINING ROOM/STUDY

2.97m (9'9") x 2.79m (9'2")

A flexible room at the front of the house with a central heating radiator.

LOUNGE

4.06m (13'4") x 3.35m (11'0")

A well proportioned room featuring a classic white firesurround with an electric fire, two central heating radiators and patio style doors opening to the Sun Room.

SUN ROOM

4.27m (14'0") x 4.19m (13'9")

An excellent 'extra' room at the rear of the house with plenty of space for dining, relaxing etc. Glazed double doors and a single door open to the garden and there is a central heating radiator.

BREAKFAST KITCHEN

3.28m (10'9") x 2.92m (9'7")

Superbly equipped with a range of dark blue and white wall and base cabinets with slimline worktops incorporating a single drainer 1.5 bowl stainless steel sink unit. Built in appliances comprise a Lamona electric oven, a Lamona 4 ring gas hob with extractor above and a fridge freezer. There is a central heating radiator and a wall mounted breakfast bar and a door links directly to the Sun Room.

FIRST FLOOR

LANDING

With an airing cupboard housing the pre-lagged cylinder.

MASTER BEDROOM

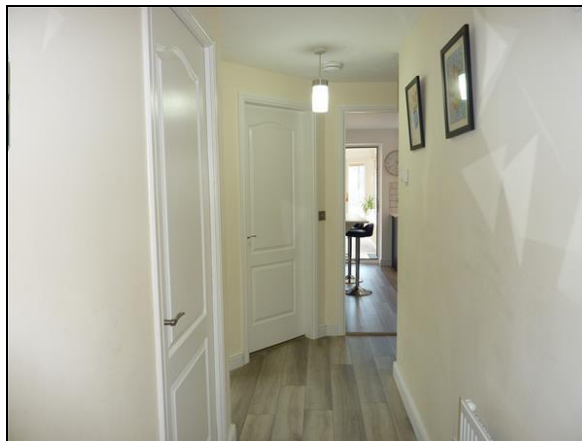
3.51m (11'6") x 3.25m (10'8")

A lovely room with two single wardrobes, a central heating radiator and a door opening to the ensuite Shower Room.

ENSUITE SHOWER ROOM

2.64m (8'8") max into cubicle x 2.62m (8'7")

Stylishly updated with a white suite comprising a semi recessed washbasin, a concealed cistern w.c. and a shower enclosure with a clear door and a chrome twin head shower. There are aqua coloured cabinets and the shower enclosure features grey wall panelling and there is a chrome heated towel warmer.



RECEPTION HALL



DINING ROOM/STUDY



LOUNGE



SUN ROOM

BEDROOM TWO

3.51m (11'6") x 2.84m (9'4")

With a central heating radiator.

BEDROOM THREE

3.05m (10'0") x 3.05m (10'0")

With a double wardrobe and a central heating radiator.

FAMILY SHOWER ROOM

2.62m (8'7") x 2.44m (8'0")

Again superbly updated and with a white suite comprising a semi recessed washbasin, a concealed cistern w.c. and a larger than average step-in shower enclosure with a clear side screen and a twin head chrome mixer shower. The walls feature grey panelling and there are grey cabinets and a heated towel warmer.

OUTSIDE

The house stands within rectangular shaped gardens with gravel and a double width tarmac driveway at the front. To the rear there is a paved split-level garden with fenced boundaries and an area of artificial grass.

GARAGE

2.39m (7'10") x 5.03m (16'6") (at low level)

With an up and over door, electric light and power and a wall mounted Glowworm gas boiler.

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 Glowworm gas boiler in the garage and the property has the benefit of uPVC framed double glazing. 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.

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

Healing provides well regarded schools, a village shop with Post Office and Pharmacy facilities and a hot food takeaway. The popular Healing Manor Hotel is within reasonable walking distance and there is also a railway station.



SUN ROOM



BREAKFAST KITCHEN



BREAKFAST KITCHEN



MASTER BEDROOM



MASTER BEDROOM



ENSUITE SHOWER ROOM



ENSUITE SHOWER ROOM



BEDROOM TWO

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.



25118



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