

MARTIN MASLIN

**3 FIRBECK CLOSE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 5NY**



Situated on Firbeck Close, just off Brocklesby Road, this excellent end of three link house was built in 2006 and has been stylishly updated in the last couple of years. Changes include the upgrading of the Dining Kitchen, the construction of an internal wall to create a separate Lounge and Entrance Hall and the installation of lovely mirrored wardrobes in the front bedroom. Comprising: Entrance Hall, Lounge with blue wall panelling, Dining Kitchen with navy blue units and built-in appliances, Cloakroom, two double Bedrooms and Bathroom with a white suite and a shower over the bath. Gas central heating, uPVC double glazing and a security alarm. The gardens are lawned and wide double gates from the roadway at the rear access the parking area within the rear garden. A lovely home.

£142,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

From where the staircase leads to the first floor and a door opens into the Lounge.

LOUNGE

5.54m (18'2") x 2.92m (9'7") max

A lovely room with a bay window looking out to the front garden and a useful understairs storage cupboard. There is a central heating radiator and a door links to the Dining Kitchen.

DINING KITCHEN

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

Comprehensively equipped with a range of navy blue shaker style wall and base cabinets with grey speckled worksurfaces incorporating a single drainer 1.5 bowl stainless steel sink unit. Built-in appliances comprise a Neff electric oven and a 4 ring gas hob with extractor above. There is ample space for a good size dining table and a cupboard houses the gas central heating boiler. There is space for a fridge and a washing machine and a door leads outside to the garden. Central heating radiator.

CLOAKROOM

With a white suite comprising a W.C. and a handbasin. Central heating radiator.

FIRST FLOOR

LANDING

With a spindle balustrade, access hatch to the loft space and a central heating radiator.

BEDROOM ONE

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

A light and bright bedroom with two windows, a central heating radiator and a cupboard above the stairs. The bedroom features a lovely range of grey framed mirrored wardrobes.

BEDROOM TWO

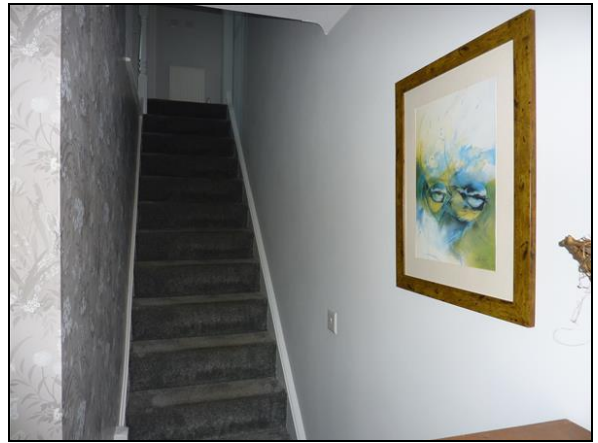
3.86m (12'8") x 2.69m (8'10")

With half panelling to one wall, a window looking out to the rear garden and a central heating radiator.

BATHROOM

1.68m (5'6") x 2.13m (7'0")

Part tiled and with a white suite comprising a panel bath with a chrome and black mixer shower above, a pedestal washbasin and a W.C. There is a shower screen to the bath side and a central heating radiator.



ENTRANCE HALL



LOUNGE



LOUNGE



LOUNGE

OUTSIDE

The property occupies lovely gardens which are lawned at the front with hedged boundaries. A gate opens from the front to the side garden area which features a paved base and a grey and white sectional storage shed. The partly lawned rear garden includes a block paved parking area accessed through wide double gates from the shared private roadway behind the property. An area of grass outside the rear gates also belongs to the house.

GENERAL INFORMATION

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

VIEWING

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

LOCATION AND AMENITIES

Firbeck Close is located just off Laceby Road via Brocklesby Road. The shopping facilities at Bradley Crossroads are within walking distance and regular buses serve the area.



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



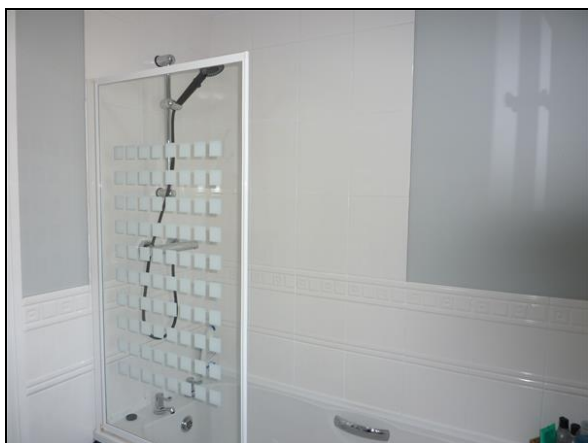
BEDROOM ONE



BEDROOM TWO



BEDROOM TWO



BATHROOM



BATHROOM



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.



25120



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