

# MARTIN MASLIN

10 BURLEY CLOSE  
LACEBY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 7EN



Found tucked away in the corner of this cul-de-sac an executive style 4/5 Bedroom detached family residence, occupying an unusually large rear garden ideal for entertaining. Home to the same owners since it was built in 2002 by Shepherd Homes, now progressively updated. Including a beautiful quality designer floor, flowing through the majority of the ground floor areas, a superb insulated Sun Lounge, an upgraded Kitchen with built-in appliances and two modern and stylish Shower Rooms. Well presented accommodation briefly comprises: a spacious Hallway with a central staircase, a Cloakroom with w.c, three Reception Rooms including a good size Family Lounge, a separate Dining Room and a useful Study/occasional fifth Bedroom, there is a large Breakfast Kitchen with built-in appliances and Dining Area and a delightful Sun Lounge overlooking the gardens. Upstairs are four generous Bedrooms including a Principal Bedroom suite and guest Bedroom each with modern and stylish fitted Shower Rooms. In addition there is a further fully tiled Family Bathroom. The property enjoys an excellent sized rear garden with patio and decking which wrap around the house providing all year round sunshine, whilst in the front is an attached double brick Garage and private driveway. Viewing is highly recommended. EPC rated D.

£325,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## ENTRANCE

An enclosed Entrance Porch with a uPVC double glazed front door and matching side panel. Further double glazed door opening to the Hallway.

## HALLWAY

A spacious and inviting Hallway where the balustrade and spindle staircase rises to the first floor level with a cupboard under. There is a quality wood effect floor flowing through the main ground floor areas and coving to the ceiling.

## CLOAKROOM

Modern white Cloakroom comprising low flush w.c, pedestal wash hand basin and tiled splashback. There is a radiator and double glazed window.

## LOUNGE

7.98m (26'2") x 3.23m (10'7")

A lovely sized room, accessed via glazed double doors into the Hallway, enjoying dual aspect views onto the gardens, featuring an Adam style firesurround with conglomerate marble inlay and hearth, housing a living flame gas fire. There is a bay front window, with two radiators and further French doors giving views and access onto the rear garden.

## STUDY

2.59m (8'6") x 2.49m (8'2")

A useful Home Office/occasional fifth Bedroom, with radiator, loft access and double glazed windows.

## DINING ROOM

3.56m (11'8") x 2.51m (8'3")

Overlooking the rear garden with French double glazed doors, well decorated, with a radiator and access to the Kitchen.

## BREAKFAST KITCHEN

6.15m (20'2") x 3.15m (10'4")

Comprehensively fitted with a range of base and wall cabinets in a soft cream finish and with glass displays. Complimentary worksurfaces incorporate a stainless steel sink with mixer taps and tiled splash backs to the walls and window-sills. Fully equipped with a range of built-in appliances including an induction hob with overhead extractor fan, electric oven, a Larder fridge and freezer integrated dishwasher and built-in washing machine. The Kitchen has a lovely wood effect flooring with space for dining table and chairs, a radiator and uPVC double glazed rear window. A further door leads into the Sun Lounge.

## SUN LOUNGE

3.96m (13'0") x 3.86m (12'8")

A relaxing room for all year round entertainment with an insulated and tiled roof, recessed lighting and uPVC double glazing. It has a tiled ceramic floor and French doors opening onto a delightful patio area.

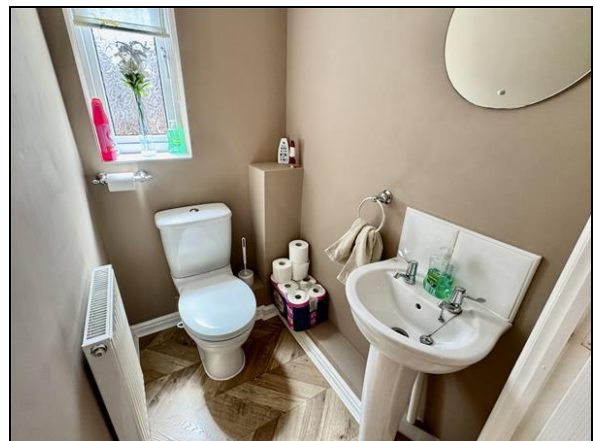
## FIRST FLOOR LEVEL

### LANDING

With a radiator and access to the loft space. All rooms leads directly as follows.



HALLWAY



CLOAKROOM



LOUNGE



STUDY



### PRINCIPAL BEDROOM ONE

4.22m (13'10") x 3.23m (10'7") max including ensuite

A pleasant Bedroom with an accented wall, built-in wardrobes and radiator. It has a uPVC double glazed front window.

### ENSUITE SHOWER ROOM

A smart fully tiled Shower Room with white suite comprising back to wall push button w.c, vanity unit with table top sink and pillar taps and tiled single shower cubicle with thermostatic Mira shower. There is a chrome heated towel rail and a uPVC double glazed side window.

### BEDROOM TWO

3.78m (12'5") x 3.23m (10'7")

A lovely sized double bedroom with a built-in airing cupboard, radiator and a uPVC double glazed front window.

### ENSUITE SHOWER ROOM

Again a superb modern fully tiled Shower Room with modern suite comprising back to wall push button w.c, vanity unit with table top sink and mixer taps, and tiled shower cubicle with Mira shower and drencher head. There is a chrome heated towel rail and a uPVC double glazed front window.

### BEDROOM THREE

3.23m (10'7") x 2.36m (7'9")

With radiator and a uPVC double glazed rear window.

### BEDROOM FOUR

3.05m (10'0") x 2.67m (8'9")

Overlooking the rear garden, a pleasant fourth Bedroom with a radiator and a uPVC double glazed window.

### FAMILY BATHROOM

2.03m (6'8") x 1.68m (5'6")

Fully tiled with a white suite comprising a close coupled w.c, pedestal wash handbasin and panel bath with shower mixer over. It has a radiator and a uPVC double glazed rear window.

### ATTACHED DOUBLE BRICK GARAGE

5.56m (18'3") x 5.44m (17'10")

With courtesy side door, power and light and up and over front door.

### OUTSIDE

The property is approached via a generous tarmac driveway leading in turn to the Garage with an open plan front gravelled garden. In the agents opinion the rear garden forms one of the main attractions, wrapped around the house in an 'L' shaped plot, laid to lawn with rockeries and shrub boundaries, decking and a lovely patio positioned just outside the Sun Lounge. The gardens are fenced to the perimeters with a mature hedgerow defining the rear boundary.



DINING ROOM



BREAKFAST KITCHEN



SUN LOUNGE



PRINCIPAL BEDROOM ONE



## 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 Ideal Classic gas central heating boiler situated in the Garage. The property has the benefit of uPVC double glazing. 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.

## VIEWING

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



ENSUITE SHOWER ROOM



BEDROOM TWO



OUTSIDE



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.



25129



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](mailto:office@martinmaslinestateagents.co.uk)  
[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)