

# MARTIN MASLIN

40 THE ROWANS,  
PAR 3  
HUMBERSTON  
GRIMSBY  
NORTH EAST LINCOLNSHIRE



A great opportunity to step onto the property ladder and acquire 25% shared ownership for this superb semi detached property forming part of the sought after Par 3 Humberston development. No. 40 The Rowans is a semi detached modular home built-in 2018 by Cyden Homes. Ideal for a first time buyer or investor, with fashionable laminate floors, high ceilings and the remainder of the NHBC guarantee. Briefly comprising of an Entrance Hall with a Cloakroom and w.c, fitted Kitchen with built in appliances, and double doors opening onto a superb Lounge Diner with a patio door onto the garden. Upstairs there are two Bedrooms and a modern bathroom with shower over head. Outside the property enjoys a south facing rear garden and has its own allocated car parking space to the front. The property is being sold as part of the shared ownership scheme through the Lincolnshire Housing Partnership whereby the buyer pays 25% share of the property at £45,750 with the remaining 75% paid rent at £425 per calendar month including the service charge. An economical home with solar panels and low running costs. Contact Martin Maslin Estate Agents to arrange your viewing. EPC rated B.

**£45,750**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

## ENTRANCE

To the front is a high entrance porch with panel lighting. A smart composite front door leads directly into the Hallway.

## HALLWAY

**3.48m (11'5") x 2.01m (6'7")**

An inviting Hallway with an unusually high vaulted ceiling, creating a bright and airy feel, the staircase leads to the first floor which has a useful open recess for cloaks and there is a radiator.

## CLOAKROOM

**2.01m (6'7") x 1.52m (5'0")**

Comprising close coupled w.c, pedestal wash handbasin and radiator. There is a cloaks area with a wall mounted gas central heating boiler and an extractor fan.

## KITCHEN

**3.96m (13'0") x 2.77m (9'1")**

A bright modern and functional Kitchen with range of white base and wall mounted units. Complimentary worksurfaces incorporate a stainless steel sink with mixer tap and matching upstands. Built in appliances include a Bosch four ring gas hob with overhead extractor fan and light and matching single electric oven beneath. There is plumbing for a washing machine and dishwasher. The kitchen has a light wood grained laminate floor with space for a small dining table and chairs. There is a double glazed window allowing natural light. Double doors open into the Rear Lounge.

## REAR LOUNGE

**5.21m (17'1") x 3.71m (12'2")**

A delightful room featuring a modern wood effect laminate floor with radiator and full height uPVC double glazed picture window. A patio door gives access; onto the rear garden.

## FIRST FLOOR LANDING

With radiator. All rooms lead directly as follows.

## BEDROOM TWO

**4.17m (13'8") x 2.95m (9'8")**

A good sized double bedroom with radiator and uPVC double glazed window overlooking the rear garden.

## BEDROOM ONE

**4.19m (13'9") x 3.61m (11'10")**

A large double Bedroom with modern wall panelling, radiator and a uPVC double glazed front window.



CLOAKROOM



KITCHEN



KITCHEN



REAR LOUNGE



## BATHROOM

2.16m (7'1") x 2.06m (6'9")

Fitted with a white suite comprising close coupled w.c, vanity unit with pillar style tap and a panel bath with thermostatic shower over. There is a rail/curtain, radiator and a double glazed window.

## OUTSIDE

There is paved off road parking for one vehicle to the front. With a side pathway leading through to the rear. A lovely rear garden enjoying a valuable southerly aspect, with paved and patio areas, shaped lawn and two timber sheds. It has close bordered fencing ensuring privacy for the present owner with a side gate providing pedestrian access.

## 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 Logic combi ESP126 boiler situated in the downstairs cloakroom. The property has the benefit of uPVC framed double glazing. It falls within the Jurisdiction of the North East Lincolnshire Council and is in Council Tax Band C. The tenure is Freehold subject to Solicitors verification.

## NHBC GUARANTEE

The property has the remainder of the NHBC guarantee from 2018.

## SOLAR PANEL

The property has fitted solar panels owned by the Lincolnshire Housing Partnership.

## SHARED OWNERSHIP

The property is being offered for sale on a shared ownership basis through the Lincolnshire Housing Partnership. The asking price represents 25% of the full value of the property at £183,000. A further rental is also due of £425 per calendar month, which includes service charges for the development.

## 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.



BEDROOM TWO



BEDROOM TWO



BEDROOM ONE



BATHROOM



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.



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