

# MARTIN MASLIN

57 PARK DRIVE  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN32 0EQ



An imposing late Edwardian semi detached home, enjoying unrivaled views overlooking Peoples Park and close to the Town Centre. Thought to have its origins around 1913, this substantial family home retains many original features, including deep splay bays, open fireplaces, plaster moulded ceilings and much much more. Accommodation includes an ornate Entrance Porch with a Juliette balcony, leading directly into a large Reception Hall, extending to 29'0" in length with an Amtico feature floor where the deep staircase rises to a First Floor galleried Landing serving three Reception Rooms. Including a lovely bay fronted Sitting Room, a generous Dining Room with stripped pine cupboards and a large rear Family Room with ornate fireplace overlooking a Lean To Conservatory. A traditional Kitchen displays a range of solid oak cabinets with built in appliances, whilst upstairs a spacious Landing serves five excellent Bedrooms, a Family Bathroom and a separate Shower Room. To the front is a pleasant screened garden with a long block paved driveway leading in turn to a detached Garage. A mature rear garden enjoys a private aspect with decking, shaped lawns and patio area. Viewing highly recommended. EPC rated D

£330,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

### ENTRANCE PORCH

A lovely ornate Entrance Porch with a Juliette balcony above.

### RECEPTION HALL

8.76m (28'9") x 2.51m (8'3")

A lovely welcoming Entrance Hall with an Amtico floor where the original spindle staircase rises to a first floor galleried Landing. Featuring the original Lincrusta panelling to dado height, coving to the ceiling, picture rail a radiator with fretted cover and an understairs storage cupboard.



RECEPTION HALL

### SITTING ROOM

5.66m (18'7") x 4.34m (14'3")

A beautiful front room with a deep splay bay window overlooking Peoples Park. It has original panelled ceiling, deep cornice, picture rail and panelling. There is a central timber fireplace with conglomerate marble inlay to an open fire, and two radiators.



SITTING ROOM

### DINING ROOM

5.18m (17'0") x 3.91m (12'10")

An excellent entertaining room with a deep bay window to the side elevation. A central fireplace with a gas fire and marble inlay is flanked by the original stripped pine cupboards set into the recess. It has a fashionable laminate floor and a radiator.



DINING ROOM

### FAMILY ROOM

5.69m (18'8") x 3.91m (12'10")

A generous room attractively decorated with high ceiling cornice picture rail and a beautiful polished ornate fireplace with a bevelled oval mirror and a tiled inlay to a gas fire. There is a fashionable laminate floor and two radiators. A glazed door opens into the small Lean To Conservatory.



FAMILY ROOM

### CONSERVATORY

3.58m (11'9") x 2.13m (7'0")

Nicely positioned over looking the garden with double glazed windows and single door onto the patio.

### REAR LOBBY

The tiled Rear Lobby flows through into the Kitchen and w.c.

### SEPERATE W.C

With low flush w.c, wash handbasin and tiled splashback.

### KITCHEN

5.71m (18'9") x 2.36m (7'9")

A traditional breakfast Kitchen, fitted with a range of solid oak cabinets, some with glass displays. Complimentary granite worktops incorporate a Belfast pot sink with mixer taps and tiled splashback. Built in appliances include a Bosch four ring gas hob with an overhead extractor fan, single oven and grill and built in fridge freezer. There is plumbing for a washing machine and shelf for a microwave. The Kitchen has a ceramic tiled floor with space for a small dining table and chairs, radiator and dual aspect windows. There is a stable door leading onto the rear garden.



## FIRST FLOOR LEVEL LANDING

8.43m (27'8") x 1.85m (6'1")

A wonderful spacious Landing with Lincrusta wall panelling. Featuring a spelled balustrade, oak handrail and radiator. All rooms lead directly as follows.

## BEDROOM ONE

5.82m (19'1") into bay x 4.42m (14'6") into recess

A lovely bay fronted room, overlooking the park. Fitted with a range of wardrobes, central fireplace, coving to the ceiling and radiator.

## BEDROOM TWO

4.47m (14'8") x 3.68m (12'1")

Another good sized double Bedroom, original ceiling cornice, radiator and sliding slash window.

## BEDROOM THREE

3.91m (12'10") x 3.12m (10'3")

A good sized double Bedroom, with radiator.

## BEDROOM FOUR

3.91m (12'10") x 3.12m (10'3")

With radiator and fireplace.

## BEDROOM FIVE

3.25m (10'8") x 1.88m (6'2")

Currently used as a Study with radiator and double glazed front window.

## FAMILY BATHROOM

2.92m (9'7") x 2.08m (6'10")

Fully tiled with a grey coloured suite. Comprising a panel bath, with pedestal wash handbasin, original towel rail and a built in airing cupboard with a hot water tank.

## SEPERATE SHOWER ROOM

2.13m (7'0") x 1.30m (4'3")

A Shower Room with a large shower cubicle, thermostatic unit and heated towel rail.

## OUTSIDE

Number 57 occupies a lovely position overlooking the park, approached via a block paved driveway, leading in turn to the detached Garage. The front garden is mainly lawned with a raised slate bed and steps leading up to the front door. The rear garden is enclosed enjoying a walled garden with raised decking, shaped lawn and patio area. Featuring an array of plants and shrubs and a mature fruit tree.

## DETACHED BRICK GARAGE

With an up and over door, with power and light and courtesy rear door.



FAMILY ROOM



KITCHEN



BEDROOM ONE



BEDROOM TWO



## 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 British gas central heating boiler situated in the Kitchen cupboard. The property has the benefit of some uPVC framed glazing with some original single 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.

## VIEWINGS

Strictly via the agent on Grimsby 311000.



BEDROOM THREE



BEDROOM FOUR



BEDROOM FIVE



FAMILY BATHROOM



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.

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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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