

MARTIN MASLIN

37 GREYFRIARS
WYBERS WOOD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 9QT



Situated on this popular development, a pleasant semi detached house offered for sale with No Chain. Modernised by the present owners featuring two specially adapted Wet Rooms, three Bedrooms and a smart modern Breakfast Kitchen. Accommodation includes an Entrance Hall with staircase to the first floor, a good sized Lounge, spacious modern Kitchen displaying a range of light high gloss grey cabinets and built in appliances. Adjacent to the Kitchen is a specially adapted fully tiled Wet Room providing versatility to the house. Upstairs there are three good sized Bedrooms and a further adapted modern Shower Room. The property stands in good sized gardens to the front and rear with a detached Garage from a generous driveway. Viewing is highly recommended.

£179,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A uPVC double glazed front entrance door with matching side panel, gives access to the Hallway.

HALLWAY

3.66m (12'0") x 1.63m (5'4")

A good sized Hallway with a dog leg Ranch style staircase leading to the first floor. There is coving to the ceiling and a radiator.

LOUNGE

3.81m (12'6") x 3.66m (12'0")

A pleasant room facing the front garden. Featuring an Adam style firesurround with electric fire, coving to the ceiling and radiator. It has a double glazed front window.

BREAKFAST KITCHEN

5.38m (17'8") x 3.10m (10'2")

A really good sized Breakfast Kitchen with space for dining table and chairs. Displaying a range of high gloss base and wall mounted units with complimentary light grey work surfaces incorporating a one and a half bowl stainless steel sink with swan head mixer tap, there is matching upstands to the walls and plenty of storage space. Built in appliances include a new world four ring gas hob with overhead extractor fan and light, a double fan assisted oven and grill, and space for a tall fridge freezer. It has plumbing for an automatic washing machine, fashionable laminate floor, radiator, double glazed window and further double glazed door onto the garden.

WET ROOM

2.54m (8'4") x 2.29m (7'6")

A specially designed Wet Room with a radiator and extractor fan. With a low flush w.c, wash handbasin and an electric shower with rail/curtain. There is a double glazed rear window.

FIRST FLOOR LEVEL LANDING

With a spelled balustrade, and a double glazed side window.

BEDROOM ONE

3.68m (12'1") x 3.05m (10'0")

A pleasant front Bedroom with freestanding mirrored wardrobes, coving to the ceiling, radiator and double glazed window.

BEDROOM TWO

3.30m (10'10") x 3.07m (10'1")

A good sized Bedroom with a radiator and double glazed rear window.

BEDROOM THREE

2.24m (7'4") x 2.18m (7'2")

Another good sized Bedroom with a radiator and a uPVC double glazed front window.



ENTRANCE



HALLWAY



LOUNGE



LOUNGE

SHOWER ROOM

2.31m (7'7") x 2.21m (7'3")

Fully tiled and specially adapted Shower Room with special floor. Featuring a glass framed cubicle with electric shower, vanity unit with mixer taps and low flush w.c. It has a built in airing cupboard housing a hot water tank and gas central heating boiler. There is a radiator, a uPVC double glazed window. Within the Shower Room is the loft access with a pull down ladder providing power and light.

SINGLE GARAGE

5.41m (17'9") x 2.90m (9'6")

A sectional concrete Garage with power and light, courtesy side door and up and over front door.

OUTSIDE

The front garden is mainly lawned with shrub borders set behind a brick wall boundary whilst a concrete driveway leads down the side to the Garage at the rear. The rear garden is enclosed with fencing to the perimeters. Featuring a patio with coping stone wall and shaped lawn.

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 gas central heating boiler located in the Shower Room cupboard. The property has the benefit from uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band B. The tenure is Freehold subject to solicitors verification.

VIEWINGS

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



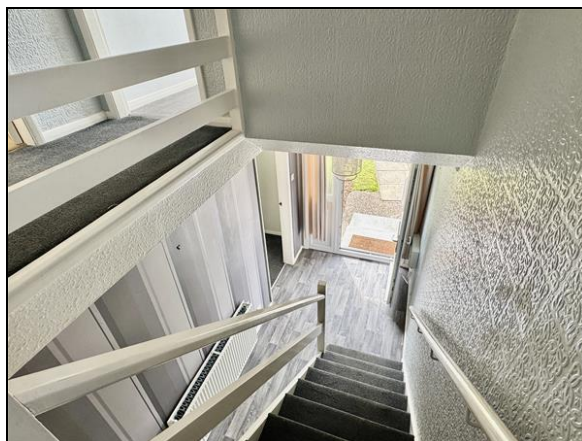
BREAKFAST KITCHEN



BREAKFAST KITCHEN



WET ROOM



FIRST FLOOR LEVEL LANDING



BEDROOM TWO



BEDROOM THREE



SHOWER ROOM



SINGLE GARAGE



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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