

MARTIN MASLIN

ATHERSTONE
143 WEELSBY ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 9RY



A CLASSIC 1930's DETACHED HOUSE SET IN BEAUTIFUL GARDENS AND STYLISHLY UPDATED TO CREATE A LOVELY HOME.

£249,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

Situated on the corner of Weelsby Road and Revigo Avenue, Atherstone is an excellent detached house built in the 1930's and possessing many features so typical of this highly regarded period of 20th century architecture. The current owners have, during the last few years, undertaken a major programme of updating to create a fine home which really must be viewed to be fully appreciated.

The gas centrally heated and mainly double glazed accommodation is enhanced by many original features including quality wooden block floors in several rooms, the authentic oak panelling in the Reception Hall and upstairs on the landing, and the decorative mouldings which adorn certain ceilings. There are some original leaded windows and an interesting point to note is the fine canopy built on the western side of the house to create a sheltered porch area above the door which leads out from the kitchen.

Principal features of the accommodation include the welcoming Reception Hall which is 'L' shaped and particularly spacious, the front Lounge with its original 1930's tiled fireplace and the side Sitting Room which is presented in a more contemporary style with provision for the installation of a wood burning stove if so desired. The Kitchen is appointed with a range of classic cream cabinets and butchers block worktops and there is a very useful walk-in pantry. Atherstone's original garage has been converted by the present owners to create a Dining Room with its tiled floor and French doors to the garden. This room could be used as a Family/Leisure Room if required and a useful Cloakroom completes the picture of the ground floor accommodation.

On the first floor there are three double Bedrooms plus a small occasional fourth bedroom which is perhaps better suited for use as a Study or Box Room. The main front Bedroom is equipped with a range of white wardrobes and there is a built-in wardrobe/cupboard in the third Bedroom. The Bathroom has been transformed by the installation of a white suite including a Victorian style roll edge bath and a more contemporary themed curved glass shower cubicle. The black and white tiling works so well with the choice of fittings and the bathroom is undoubtedly a strong feature of the property.

The house stands within gardens which are stocked with a profusion of established shrubs and plants for year round colour and a variety of textures and hues. Minimal maintenance has been the goal which has driven the garden projects and there is a block paved sitting area and separate parking area which is accessed through double gates from Revigo Avenue.

The property is ideally located for easy access to both central Grimsby and the resort of Cleethorpes and regular buses serve the area.

All in all this is a fine property of impeccable heritage and discerning purchasers seeking a home of understated quality are advised to view without delay.



Accommodation

GROUND FLOOR

RECEPTION HALL

A classic oak panelled 'L' shaped entrance hall and featuring a superb oak block floor. The staircase with panel balustrade leads to the first floor and there is a useful understairs storage cupboard. Central heating radiator.



RECEPTION HALL

LOUNGE

4.27m(14'0)x3.96m(13'0)

A beautiful room featuring an original beige/cream tiled fireplace with a living flame gas fire. There is an archway into the front bay window and there is an additional side window for maximum natural light. There is a wood block carpet surround and a central heating radiator.



LOUNGE

SITTING ROOM

3.96m(13'0)x3.71m(12'2)

A stylish room with a tiled hearth and a recess designed to accommodate a wood burning type stove if required. There is a side bay window, a wood block carpet surround and a central heating radiator.



SITTING ROOM

KITCHEN

4.88m(16'0)x2.69m(8'10)

Comprehensively appointed with a range of cream wall and base cabinets with butchers block worktops incorporating a deep glazed sink. There is a recess designed to accommodate a range style cooker and above there is a Rangemaster extractor canopy. A good size walk-in shelved pantry leads off the Kitchen and a door leads out into the garden. A step leads down to a lobby area with the Ideal Mexico gas central heating boiler.



KITCHEN

CLOAKROOM

With a white low flush w.c. and a handbasin.

DINING ROOM

4.67m(15'4)x3.66m(12'0)

A contemporary themed room with a tiled floor and uPVC French doors leading out into the rear garden. There is a column radiator.

FIRST FLOOR

LANDING

Again beautifully oak panelled and with a superb leaded window providing natural light.

BEDROOM ONE

4.27m(14'0)x3.96m(13'0)

With a wood floor, a range of wardrobes and a bay window looking out to the front. There is a central heating radiator.

BEDROOM TWO

3.96m(13'0")x3.66m(12'0")

With a side bay window, a wood floor and a central heating radiator.

BEDROOM THREE

4.09m(13'5")x2.74m(9'0")

A pretty bedroom with an oriel style bay window and a single wardrobe. There is a central heating radiator and a laminate finish floor.

BEDROOM FOUR/STUDY

2.26m(7'5")x2.13m(7'0")

A small occasional bedroom or study. The room features a sloping ceiling and a small side window.

BATHROOM

3.28m(10'9")x2.62m(8'7")

A well equipped bathroom featuring a white suite comprising a freestanding style bath with chrome feet, a pedestal handbasin and a low flush w.c. There is a contemporary style curved glass shower cubicle with a chrome mixer type shower and the walls are superbly tiled with 'brick laid' black and white tiles. The bath is fitted with a mixer rinser tap and there is an airing cupboard and a cast radiator.

OUTSIDE

Atherstone stands within rectangular shaped gardens which are beautifully stocked with a plethora of established shrubs and plants. The house is positioned on the corner of Weelsby Road and Revigo Avenue and double gates lead off Revigo Avenue onto the block paved parking area. To the rear of the house there is a block paved courtyard garden with a tall fence dividing this area from the parking spaces. A useful garden store is positioned to the western side of the house and there is an impressive canopy above the door which leads out from the kitchen.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal Mexico gas boiler.

DOUBLE GLAZING

The property has the benefit of part uPVC framed and part wooden framed double glazing.



KITCHEN



DINING ROOM



BEDROOM ONE



BEDROOM TWO

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Tax Band D.

TENURE

We are advised by the vendors the tenure is Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



BEDROOM THREE



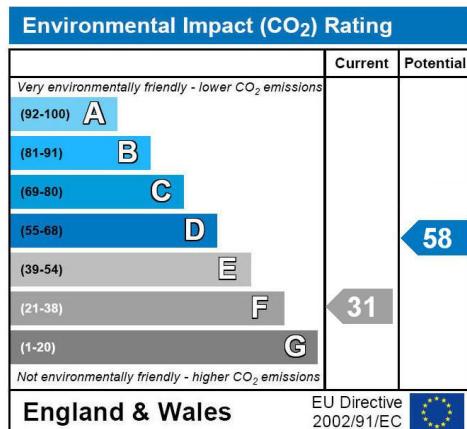
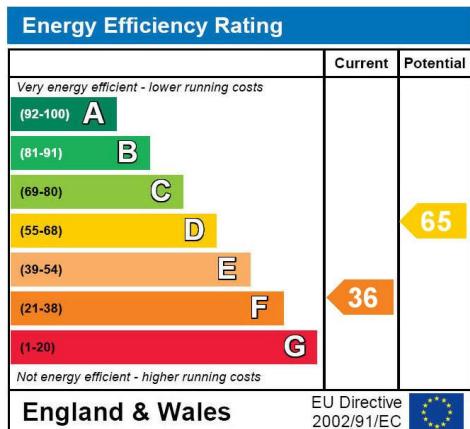
BATHROOM



GARDENS



GARDENS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure on the environment in terms of carbon dioxide (Co₂) emissions. The higher the rating, the less impact it has on the environment.

08145

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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