

MARTIN MASLIN

29 PARK DRIVE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0EG



A CLASSIC DOUBLE BAY FRONTED SEMI DETACHED HOUSE STANDING IN AN ENVIABLE POSITION OVERLOOKING THE PARK, RECENTLY REFURBISHED THROUGHOUT OFFERING SUBSTANTIAL FAMILY ACCOMMODATION INCLUDING A STUNNING LIVING FAMILY KITCHEN, THREE RECEPTION ROOMS, FIVE BEDROOMS AND TWO BATHROOMS

£345,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Situated overlooking People's Park, a classic late Victorian double bay fronted semi detached residence sympathetically refurbished throughout and extended from the original. Over a short period of time, the property has recently undergone various improvements including the addition of a spacious family dining room with an adjacent utility room and cloakroom with w.c connecting to the fabulous open plan living kitchen extending to 33'10" in length. The property has also been rewired and some new double glazed windows installed meanwhile outside a lovely west facing patio and sun terrace has been created for al-fresco entertaining together with a new driveway leading to the garage.

Internal viewing will reveal a home of great character retaining many period features combined with modern presentation including lovely individual rooms featuring high skirting boards, picture rails, original ceiling cornice and quality fixtures and fittings. On entering, one is greeted by a large and impressive reception hall extending to 26'8" in length with an encaustic tiled floor where the balustrade and spindle staircase rises to a spacious split level first floor landing.

Across from the hall is a classic sitting room with deep bays overlooking the garden and park decorated in heritage Farrow and Ball colour schemes. The sitting room adjacent provides a more relaxed and modern feel with an open fire and French doors opening onto the patio. Meanwhile, the living kitchen forms the hub of this fabulous family residence extending to 33'10" in length displaying a modern shaker style range of cabinets in a dove grey finish with centre matching island, complemented by solid oak worktops.

A quality porcelain tiled floor continues through into a relaxing sitting area with fireplace and deep bay overlooking the patio. There is a separate Cloakroom with w.c whilst a superb dining room extension provides extra valuable living accommodation with a highly polished ceramic tiled floor, double glazed windows and French doors overlooking the gardens. Beyond is a sizeable utility room and a door leading into the garage.

On the first floor, a central landing provides access to five good size bedrooms, the master recently refurbished with a walk in wardrobe and private ensuite shower room complete with further walk on balcony overlooking People's Park. The remaining four bedrooms are of reasonable size and there is a principal bathroom with roll top bath and additional shower cubicle.

The property stands on an enviable position on the corner of Park Avenue, overlooking the park to the front. A wide driveway is approached front the side which leads in turn to a large garage with electric roller front door. The main garden has been cleverly designed enjoying a west facing aspect with an extensive sun terrace, small retaining planter walls and high fencing ensuring privacy from the road side. The front garden is also gravelled for ease of maintenance with a gate leading onto Park Drive.

The town centre is located within a short walking distance whilst schools and colleges are within the area. Viewing is highly recommended to appreciate all on offer although strictly by appointment through the Agents. EPC Rating - E



Accommodation

GROUND FLOOR

ENTRANCE PORCH

A canopied entrance porch with the original front door featuring the etched oval glass window with window light above.

ENTRANCE HALL

Extending to 8.13m (26'8")

A lovely welcoming hallway with the original encaustic tiled floor where the return balustrade and spindle staircase rises to a first floor landing. It has a lovely panelled archway, ceiling cornice, picture rail, dado rail and deep skirting boards. There is a useful cupboard under the stairs with a separate meter cupboard.

FRONT SITTING ROOM

5.64m (18'6") into bay x 5.18m (17'0") into bay

A beautiful classic room decorated in traditional Farrow and Ball colour schemes complemented by white original ceiling cornice with rose, deep skirting boards and single glazed windows. There is a centre hand carved fire surround with open fire with tiled hearth and three central heating radiators.

SITTING ROOM

4.57m (15'0") x 4.52m (14'10")

Another pleasant room tastefully decorated in pastel colours with original ceiling cornice, deep skirting board and open cast and tile fireplace. There is a built in bookcase, a radiator and a French double glazed doors open onto the patio.

LIVING KITCHEN

10.31m (33'10") x 4.52m (14'10") widening to 5.33m (17'6")

Redesigned by the present owners to create a fabulous living kitchen with a family sitting area at one end. The kitchen is tastefully decorated with a range of shaker style cabinets with matching cornice and light baffle. Complementary solid oak work tops incorporate a cut away 1.5 bowl sink whilst the centre island forms the main entertaining area of the kitchen. Fitted with ample storage cupboards, a built in dishwasher and a centre chimney breast created for the Kenwood farmhouse range cooker with extractor fan over. There is provision for an American fridge freezer and a useful built in storage cupboard. The kitchen has tiling to splash back areas, coving to the ceiling and a radiator. A beautiful high polished porcelain tiled floor continues through into a relaxing sitting area where there is an original cast iron fireplace, a radiator, deep double glazed splay bay window and further double glazed door onto the garden.

CLOAKROOM

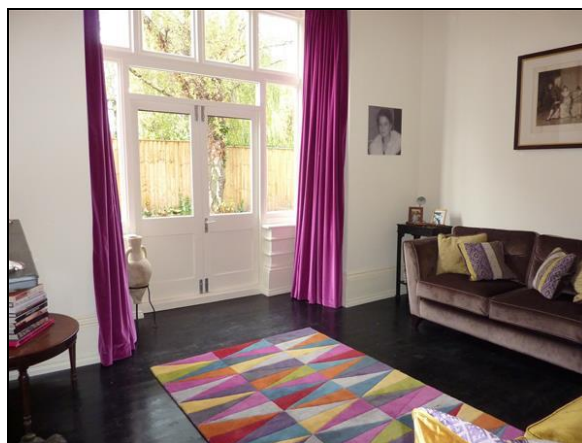
With a modern two piece suite in white comprising close coupled w.c, wash hand basin with tile splash back and extractor fan.



ENTRANCE HALL



FRONT SITTING ROOM



SITTING ROOM



LIVING KITCHEN

DINING ROOM

7.92m (26'0") x 3.48m (11'5")

A valuable extension also created by the present owner featuring a highly polished porcelain tiled floor, recessed lighting, coving to the ceiling, a radiator and French double glazed doors opening onto the side patio.

UTILITY ROOM

3.56m (11'8") x 1.42m (4'8")

A good size utility room with worksurfaces, wall units, plumbing for a washing machine and vent for a tumble dryer. An internal door leads into the garage.

FIRST FLOOR

LANDING

A split level first floor landing with deep stairwell, original ceiling cornice, picture rail and a radiator. There is access to a large loft space.

MASTER BEROOM

5.26m (17'3") into bay x 4.95m (16'3")

A bright and spacious master bedroom with lovely views onto the park with a single original coloured glass door opening onto a walk on balcony. The bedroom has a walk in wardrobe and a private en-suite shower room.

ENSUITE SHOWER ROOM

Comprising close coupled w.c, period style wash hand basin with tile splash back and mirror and a large enclosed shower cubicle with electric shower. It has a ceramic tiled floor and a single glazed side window.

BEDROOM TWO

4.52m (14'10") x 3.78m (12'5")

With original cast and tiled fireplace, ceiling cornice and picture rail. It has a radiator and a double glazed side window.

BEDROOM THREE

4.29m (14'1") x 2.87m (9'5")

Situated at the southern end of the house, a lovely dual aspect room, tastefully decorated in pastel colours with original cast iron fireplace and a radiator.

BEDROOM FOUR

3.53m (11'7") x 2.59m (8'6")

With a radiator and double glazed side window.

BEDROOM FIVE

3.56m (11'8") x 2.49m (8'2")

With a radiator and a double glazed side window.

FAMILY BATHROOM

3.51m (11'6") x 2.13m (7'0")

Sympathetically modernised in a traditional style featuring a roll top freestanding bath with shower over, period style wash hand basin and a w.c. It has a further built in shower with thermostatic unit, folding door and tiling to splash back areas. There is a large chrome towel rail and a double glazed side window.



LIVING KITCHEN



DINING ROOM



MASTER BEROOM



BEDROOM TWO

ATTACHED BRICK GARAGE

5.66m (18'7") x 4.29m (14'1")

A large brick garage with electric roller front door, power and light and tongue and groove panelling to the ceiling. There is a courtesy door into the utility room.

OUTSIDE

The property occupies a prominent position on the corner of Park Avenue fronting onto People's Park. The front garden is set behind a high timber fence ensuring privacy for the present owner. The main garden is situated to the side of the house enjoying a prominent west facing aspect ideal for the summer months. Featuring a lovely patio style garden with raised planter walls and high fencing ensuring privacy from the road side. A side gate leads into the generous driveway with access from Park Avenue.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the central heating boiler located in the loft.

DOUBLE GLAZING

The property has the benefit of some double glazed sealed unit windows together with the original single glazed bay windows.

SECURITY

A security alarm system is installed.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

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

TENURE

Freehold - subject to Solicitors verification.

VIEWING

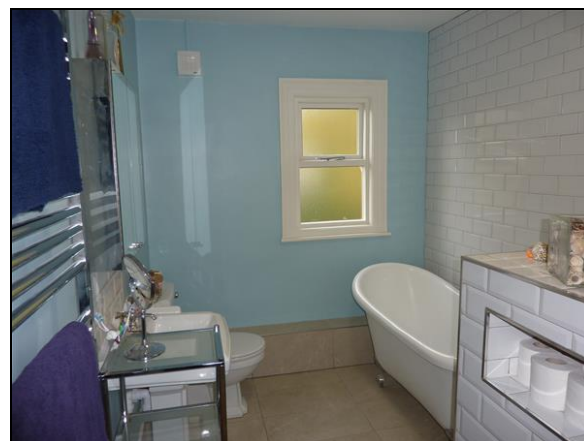
By appointment through the Agents on Grimsby 311000.



BEDROOM THREE



BEDROOM FOUR



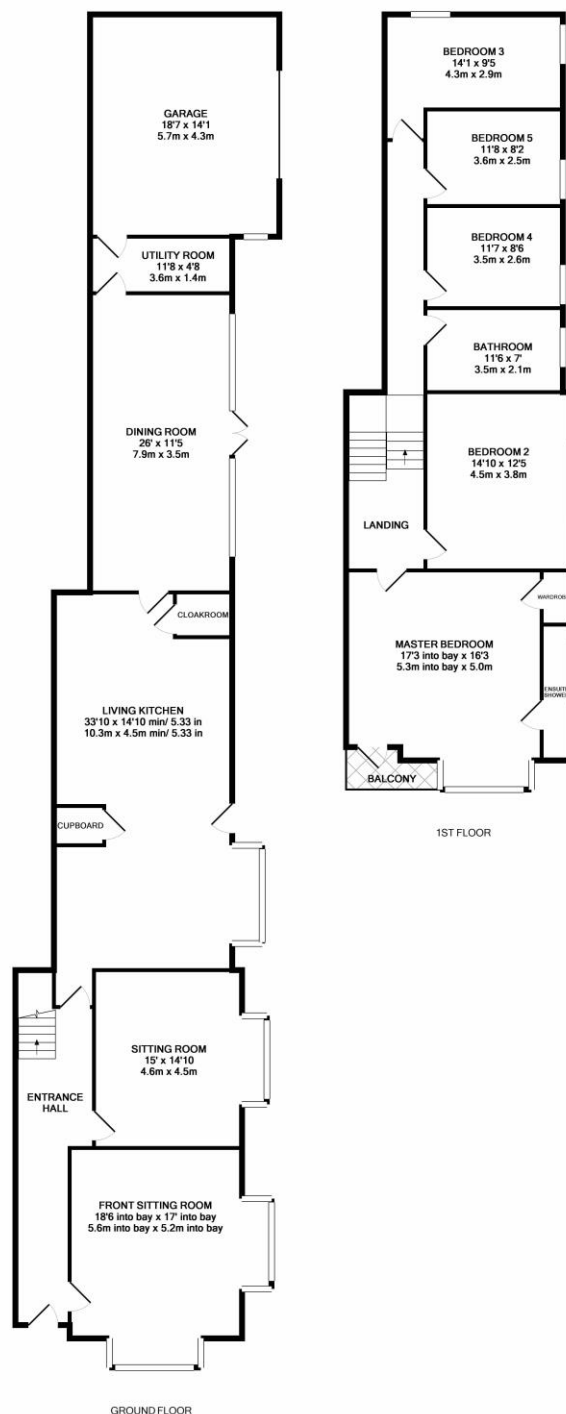
FAMILY BATHROOM



OUTSIDE



OUTSIDE



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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