

MARTIN MASLIN

8 BLUEBELL COURT
HEALING
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7JA



A SUPERB DETACHED EXECUTIVE QUALITY HOME PROVIDING VERY SPACIOUS
FAMILY SIZE ACCOMMODATION

£269,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

Standing in an elevated position on Bluebell Court, a pleasant cul-de-sac just off Forsythia Avenue in Healing this excellent property is undoubtedly one of the flagship detached houses available in the area. Superbly enhanced within recent years with an upgraded Dining Kitchen and ensuite facilities, viewing is absolutely essential to appreciate it to the full.

Principal features of the gas centrally heated and uPVC double glazed accommodation include the welcoming Reception Hall from where the spindle balustrade staircase leads to the first floor, a useful Cloakroom and a delightful Study which could be put to several alternative uses. The main Lounge is of excellent proportions and links via double doors to the Sitting/Dining Room which itself opens directly to the Dining Kitchen. Updated within the last few years with gloss units and built in appliances, the Kitchen area also features white granite worksurfaces for a real touch of quality. There is a Utility Room and a uPVC Conservatory leads off the Dining Kitchen via double doors and provides great additional living space.

At first floor level there are four Bedrooms two of which benefit from state of the art en-suite Shower Rooms. The Master Bedroom features a range of built in wardrobes and the wetroom style ensuite includes a white suite, grey cabinets and a twin head Aqualisa shower. The second en-suite Shower Room includes a shower screen lit by colour changing LED lights for a stylish visual effect. The Family Bathroom also offers a white suite with an Aqualisa shower over the bath.

The gardens are lawned to both the front and rear and include a paved terrace at the rear perfect for al-fresco dining and entertaining. The Double Garage is an excellent feature and the tarmac double width driveway is ideal for parking additional vehicles. The front garden is bordered by low level hedging with paved steps leading to the front door.

The village of Healing remains eternally popular with its highly regarded schools and shopping facilities. Grimsby Town Centre is only around 15 minutes drive away and the A180 is easily accessible.

Overall this is a stunning home beautifully updated and sure to appeal to the family buyer looking for something more than a standard four bedroom detached house.

EPC Rating -



Accommodation

GROUND FLOOR

RECEPTION HALL

An attractive entrance area from where the spindle balustrade staircase leads to the first floor. There is a useful cloaks cupboard plus an understairs storage cupboard and there is also a column style central heating radiator.

CLOAKROOM

With a white suite comprising a pedestal handbasin and a w.c. There is a heated towel warmer.

STUDY

2.69m (8'10") x 2.44m (8'0")

Beautifully appointed with a double desk unit with central drawers and a large double cupboard. There is a laminate style floor and a central heating radiator.

LOUNGE

5.54m (18'2") x 3.84m (12'7") plus bay

An excellent size room with double doors linking to the Dining/Sitting Room. The bay window looks out to the front of the house and there are two central heating radiators.

DINING/SITTING ROOM

3.35m (11'0") x 3.30m (10'10") plus rear bay

A room offering flexible space and linking directly to the Dining Kitchen through a wide opening. There are recessed down lighters and a central heating radiator.

DINING KITCHEN

5.28m (17'4") x 3.30m (10'10")

Comprehensively appointed with a range of pale grey gloss wall and base cabinets with light granite worksurfaces incorporating an inset sink unit with a spring style mixer tap. Built in appliances comprise a Bosch double oven, a Bosch induction hob with contemporary extractor canopy above, a dishwasher and a freezer. There is a four person high level peninsular dining bar plus space for a freestanding American style fridge freezer. Double doors open to the Conservatory and there is an impressive split slate wall feature behind the hob. Central heating radiator.

CONSERVATORY

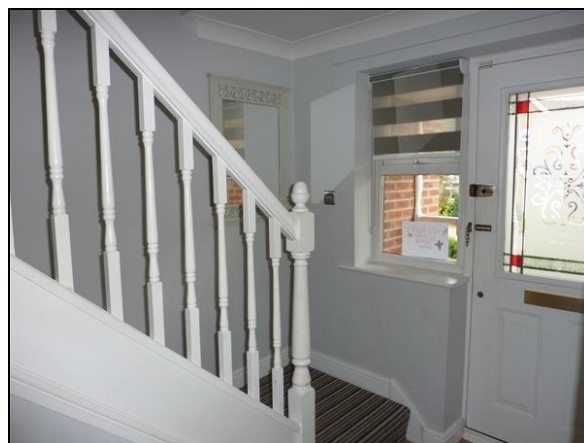
3.66m (12'0") x 2.69m (8'10")

A sizeable uPVC framed and double glazed Conservatory offering space for sitting and dining. French doors open to the garden and there are two central heating radiators.

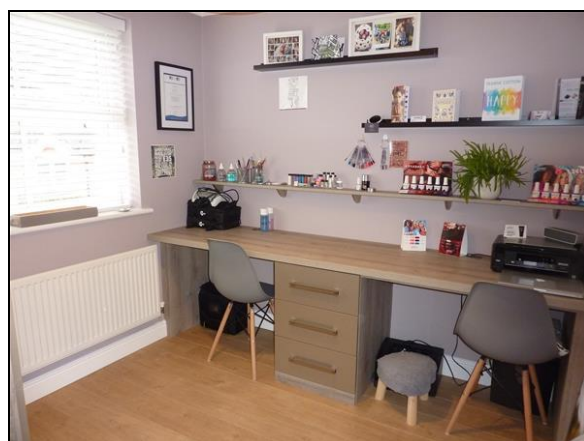
UTILITY ROOM

2.97m (9'9") x 1.52m (5'0")

With cupboards matching those in the kitchen, provision for appliances, an inset sink unit and a wall mounted Ideal Logic gas boiler. A door leads outside and there is a central heating radiator.



RECEPTION HALL



STUDY



LOUNGE



LOUNGE

FIRST FLOOR

LANDING

With an airing cupboard housing the prelagged cylinder.

MASTER BEDROOM

4.37m (14'4") x 3.86m (12'8")

An excellent principal bedroom featuring a range of double wardrobes with Colonial style doors and a central heating radiator. A door opens into the en-suite Shower Room.

ENSUITE SHOWER ROOM

2.31m (7'7") x 1.93m (6'4")

Superbly updated and featuring a wetroom style shower with a clear shower screen and an Aqualisa digital twin head chrome mixer shower, a semi recessed washbasin and a concealed cistern w.c, set within grey cabinets with quartz worktop. The floor and the shower area feature beautiful marble tiling and there is a heated towel rail.

BEDROOM TWO

3.17m (10'5") x 2.97m (9'9")

With two double wardrobes and a central heating radiator and linking through to the ensuite Shower Room.

ENSUITE SHOWER ROOM

2.34m (7'8") x 2.01m (6'7")

With an Aqualisa digital shower set within a wetroom style area with a colour changing LED illuminated shower screen, a pedestal washbasin and a w.c. The walls feature brick laid tiles and there is a heated towel warmer.

BEDROOM THREE

3.84m (12'7") x 2.90m (9'6")

With a deep cupboard, a double wardrobe and a central heating radiator.

BEDROOM FOUR

3.23m (10'7") x 3.17m (10'5")

Featuring fitted wardrobes and a central heating radiator.

FAMILY BATHROOM

2.44m (8'0") x 1.90m (6'3")

Featuring a white suite comprising a panel bath with an Aqualisa shower above, a pedestal washbasin and a w.c. The walls are part tiled and there is a central heating radiator.

OUTSIDE

DOUBLE GARAGE

5.03m (16'6") x 5.03m (16'6")

With twin up and over doors, a side door, electric light and power and an independent alarm system.

The property stands in an elevated position with lawned gardens to the front bordered by low hedging. A double width tarmac driveway provides additional parking in front of the garage whilst the enclosed rear garden includes a paved terrace (ideal for al-fresco dining) and a lawned area perfect for children playing.



DINING/SITTING ROOM



DINING KITCHEN



DINING KITCHEN



CONSERVATORY

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal Logic gas boiler located in the Utility Room.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

SECURITY ALARM

A security 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 E.

TENURE

Freehold – subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Bluebell Court is located just off Forsythia Avenue in the popular village of Healing. The village is well known for the quality of its schools and Grimsby Town Centre is only around 15 minutes drive away.



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



ENSUITE SHOWER ROOM



FAMILY BATHROOM



OUTSIDE

17236

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.



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk