

MARTIN MASLIN

87 NELSON WAY
LACEBY ACRES
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 5UJ



A smart and well presented semi detached house situated on this popular family development close to local amenities. Improved over the years to include a new en-suite shower room with double walk in shower to the master bedroom, replacement uPVC double glazing, a burglar alarm and a relatively new combination central heating boiler located in the loft. Accommodation includes an entrance hall with cloakroom/w.c and a courtesy door providing additional access into the garage. Further glazed double doors open into a lovely and inviting dining hall where the return staircase leads to the first floor, the lounge with its fireplace enjoys patio doors into the Conservatory and the well fitted kitchen features a new oven and hob. Upstairs there are three comfortable bedrooms (including master ensuite shower room) and a family bathroom with cream coloured suite.

Standing in an attractive plot, landscaped with low brick front walls, a generous block paved driveway and a delightful established rear garden with small porch decking and patio areas. EPC Rating - D

£135,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

GROUND FLOOR

ENTRANCE HALL

A uPVC double glazed front entrance door gives access to a small entrance hall with courtesy door to the garage, double doors into the dining hall and access to the loft space.

CLOAKROOM

A modern white two piece suite comprising close coupled w.c, corner wash hand basin with taps and tile splash, a radiator and a uPVC double glazed front window.

DINING HALL

3.91m (12'10") x 3.17m (10'5")

A large hallway currently used for the dining table and chairs with a return spindle staircase leading to the first floor. Tastefully decorated in neutral colours with coving to the ceiling, complementary dado rail with a radiator. Glazed double doors open into the entrance porch and there are two uPVC windows, one to the side and one to the front elevation.

LOUNGE

3.89m (12'9") x 3.30m (10'10")

A lovely relaxing room tastefully decorated in pastel colours featuring plaster wall mouldings, coving to the ceiling, complementary dado rail and an Adam style fire surround housing a gas fire with conglomerate marble in lay and hearth. There are two radiators and a sliding patio door giving access into the conservatory.

CONSERVATORY

2.90m (9'6") x 2.13m (7'0")

A uPVC panelled conservatory with full height window overlooking the small pond, a ceiling fan light, ceramic tiled floor and a uPVC double glazed door onto the garden.

KITCHEN

2.87m (9'5") x 2.18m (7'2")

A smart and well fitted kitchen featuring a range of light oak fronted base and wall mounted units having complementary work surfaces with a stainless steel sink, mixer taps and tile splash back. It has a built in ceramic hob with overhead extractor fan, single electric oven, plumbing for an automatic washing machine and space for an under counter fridge. The kitchen is fully tiled with a radiator, coving to the ceiling, uPVC double glazed rear window and a further double glazed door onto the garden.

FIRST FLOOR

LANDING

With a deep stairwell, coving to the ceiling and a large useful deep storage cupboard.



DINING HALL



LOUNGE



LOUNGE



CONSERVATORY

BEDROOM ONE

3.15m (10'4") x 2.90m (9'6")

A comfortable bedroom featuring its own en-suite shower room. Tastefully decorated in pastel colours with a deep walk in cupboard, a radiator and a uPVC double glazed window over looking the rear garden.

ENSUITE SHOWER ROOM

With a two piece suite comprising close coupled w.c, pedestal wash hand basin and double walk in shower with thermostatic unit and chrome sliding door. It has a towel warmer, recess lighting and a uPVC double glazed rear window.

BEDROOM TWO

3.10m (10'2") x 2.92m (9'7")

A good size second bedroom decorated in modern colour schemes with coving to the ceiling, fan light and a laminate floor. It has a radiator and a uPVC double glazed window.

BEDROOM THREE

2.64m (8'8") x 1.88m (6'2")

An 'L' shaped bedroom with coving to the ceiling, a radiator, access to the loft space via loft ladder with lighting whilst the bedroom has a uPVC double glazed window.

FAMILY BATHROOM

Fully tiled with a soft cream coloured suite comprising close coupled w.c, pedestal washbasin and panelled bath with shower over. There is a radiator and a uPVC double glazed side window.

INTEGRAL GARAGE

5.21m (17'1") x 2.39m (7'10")

With an up and over front door with power and light. The garage is currently used as a utility area with plumbing for an automatic washing machine, a radiator and space for extra storage.

OUTSIDE

The property has an attractive block paved driveway enhanced by a low coping stone brick wall defining the boundary. Lawned to one side with a gate providing access into a most delightful garden mainly laid to lawn with a pretty little pond situated behind the conservatory with a colourful border and fruit tress to one side. In the far corner of the garden is a designated area for garden furniture with patio and decking with further planting whilst fencing provides security and privacy for the present owners.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

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



KITCHEN



BEDROOM ONE



ENSUITE SHOWER ROOM



BEDROOM TWO

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

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

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



BEDROOM THREE



FAMILY BATHROOM



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.

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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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