

MARTIN MASLIN

9 MANOR CLOSE
KEELBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8EG



Situated on a pleasant cul-de-sac just off Manor Street this excellent detached chalet style house offers well presented accommodation equipped to a lovely standard throughout and well worth viewing. The flexible layout creates potentially four bedrooms if required and with a bathroom downstairs and a shower room upstairs it really can suit a family buyer's individual needs. Comprising: Reception Hall, Lounge, Dining Kitchen extending across the full width of the rear of the house with oak units and French doors to the garden, Family Room (or downstairs bedroom), Bathroom with whirlpool bath, three upstairs Bedrooms and first floor Shower Room. The gardens are lovely, there is a small Garage and in addition to gas central heating and uPVC double glazing the solar panels generated a feed in tariff reward of over £1,700 last year. Highly recommended.

EPC Rating -

£205,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises :-
GROUND FLOOR

RECEPTION HALL

A welcoming entrance area from where the spelled balustrade staircase leads to the first floor. There is a tiled floor, a useful storage cupboard and a central heating radiator.

LOUNGE

4.32m (14'2") x 3.96m (13'0")

A lovely main living room positioned at the front of the house and with a wide bow window looking out across the garden. There is a laminate finish floor and a central heating radiator.

DINING KITCHEN COMBINING TWO LINKED AREAS: -

BREAKFAST KITCHEN

4.32m (14'2") x 3.05m (10'0")

Comprehensively equipped with a range of shaker style oak wall and base cabinets with wooden butchers block worktops incorporating a single drainer 1.5 bowl stainless steel sink unit. There is provision for a slot in cooker with an extractor canopy above and there is space for further freestanding appliances. The peninsular breakfast bar is a useful feature and there is a wall mounted Worcester gas boiler. French doors open to the garden.

DINING AREA

3.15m (10'4") x 2.36m (7'9")

With a laminate finish floor and a central heating radiator.

BEDROOM TWO/FAMILY ROOM

4.44m (14'7") x 3.05m (10'0")

A good size room offering plenty of flexibility for use either as a bedroom or a daytime room. There is a bow window and a central heating radiator.

BATHROOM

2.67m (8'9") x 1.63m (5'4")

Partly tiled and with a white suite comprising a whirlpool bath, a semi pedestal washbasin and a w.c. There is a heated towel warmer and a shaver point.

FIRST FLOOR LANDING

BEDROOM ONE

3.96m (13'0") x 3.35m (11'0")

A well proportioned room with a range of wardrobes with contemporary style sliding doors. There is a central heating radiator and an additional cupboard.



RECEPTION HALL



LOUNGE



LOUNGE



BREAKFAST KITCHEN

BEDROOM THREE

3.71m (12'2") x 2.74m (9'0")

With a laminate finish floor, central heating radiator and access to eaves storage space.

BEDROOM FOUR

2.74m (9'0") x 1.83m (6'0")

With a part sloping ceiling, low level cupboards and storage and a central heating radiator.

SHOWER ROOM

2.18m (7'2") x 1.14m (3'9")

Featuring a white suite with a w.c, a corner handbasin and a cubicle housing the Gainsborough chrome mixer shower. Heated towel warmer.

OUTSIDE

GARAGE

3.89m (12'9") x 2.34m (7'8")

Suitable for a small car only or for general storage and with electric light and power.

The house occupies rectangular shaped gardens which are designed for ease of maintenance. To the front there is a sizeable block paved area perfect for parking vehicles and this continues past the side of the house to the garage. The rear garden is very impressive with a paved courtyard, raised shrubs and flower beds and fenced boundaries.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Worcester gas boiler in the Dining Kitchen.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

LOCAL AUTHORITY

West Lindsey District Council.

COUNCIL TAX

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

SOLAR ENERGY

The property is equipped with wholly owned photovoltaic panels which currently provide significant levels of 'free' electricity and a feed in tariff of around £1,700 per annum (2017).

TENURE

Freehold - subject to Solicitors verification.



BREAKFAST KITCHEN



DINING AREA



BEDROOM TWO/FAMILY ROOM



BATHROOM

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Manor Close is a pleasant cul-de-sac of just ten properties leading off Manor Street in the delightful village of Keelby. A good range of local shops are located within walking distance along with two Public Houses, primary schooling and the village playing field.



BEDROOM ONE



BEDROOM THREE



SHOWER ROOM



GARDEN



GARDEN

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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M619 Printed by Ravensworth 0870 112 5306