

# MARTIN MASLIN

APPLETREE COTTAGE  
19 SEED CLOSE LANE  
LACEBY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 7AE



Viewing is highly recommended on this fabulous four bedroom property. A timeless classic displaying all the virtues of a semi detached Victorian cottage dating back from the 1860's found in the old part of the village, just off the High Street enjoying a large mature garden. Over the past four years the property has been significantly enlarged and undergone a complete transformation by the owners to include two further Bedrooms (including a superb Master Bedroom with a walk in Dressing Room and Ensuite and a newly fitted kitchen). The whole house is now unrecognisable with different facades making it into the wonderful home it is today. Deceptive in appearance the accommodation briefly comprises of a lovely spacious front Living Room with a fireplace, a second Sitting Room/Snug and an impressive Breakfast Kitchen in a smart grey finish with built in appliances and French doors onto the gardens. Upstairs a roomy Landing serves four excellent sized Bedrooms including a lovely sized Master Bedroom complete with a private Ensuite Shower Room, a Dressing Room, a connecting door to Bedroom Four ideal for families and there is also a modern family Bathroom with a white suite. Outside the large rear garden provides excellent family space including a large patio, play area, extensive lawns, soft fruit trees and mature boundaries. A stunning home not to be missed. EPC Rating - C

£189,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

#### ENTRANCE PORCH

A smart composite front door leads directly into the living room.

#### LIVING ROOM

5.23m (17'2") x 4.09m (13'5")

Forming part of the original cottage a delightful room of character where the staircase leads to the first floor. It has an attractive cast iron fireplace with an inset gas fire and over mantel. The room is decorated in pastel colours with a quality laminate floor and has a radiator, a useful under stairs storage cupboard and a uPVC double glazed front window.



LIVING ROOM

#### SITTING ROOM/SNUG

5.08m (16'8") x 2.82m (9'3") narrowing to 2.64m (8'8")

A pleasant relaxing sitting room/snug located off the kitchen with patio doors onto the car port, a uPVC double glazed window and a further exterior door onto the garden.



LIVING ROOM

#### BREAKFAST KITCHEN

4.93m (16'2") x 3.17m (10'5")

Attractively fitted with a range of shaker style units in a Burford grey finish having complimentary oak veneer work surfaces incorporating a ceramic sink with swan neck mixer taps and a rustic complimentary tiled wall surround. There is space for a slot in farm house range cooker (available by separate negotiation) with an overhead extractor fan, an integrated fridge and freezer, a dishwasher and there is plumbing for an automatic washing machine. The kitchen has a matching ceramic grey tiled flooring with space for a dining table and chairs, a radiator, two slim line windows and French double glazed doors giving views and access onto the rear garden and patio.



SITTING ROOM/SNUG

#### FIRST FLOOR

##### LANDING

A large landing has been created since the extension measuring 4.14m (13'7") x 1.83m (6'0") providing a spelled balustrade to a deep stairwell.

#### MASTER BEDROOM

3.66m (12'0") x 3.51m (11'6")

With a dressing room and a private ensuite. A good sized bedroom with a radiator and a uPVC double glazed window whilst an open doorway provides access to a walk in wardrobe area with a radiator and a further double glazed window.

#### ENSUITE SHOWER ROOM

Comprising a close coupled w.c, a vanity unit with a wash hand basin and a walk in large shower with a thermostatic unit and a sliding door.



BREAKFAST KITCHEN



### BEDROOM TWO

4.14m (13'7") x 3.28m (10'9")max

A good sized double bedroom with modern fitted sliding wardrobes in a walnut finish with matching drawers. There is a radiator and a uPVC double glazed front window.

### BEDROOM THREE

3.35m (11'0") x 2.13m (7'0")

A good sized bedroom with a radiator and a uPVC double glazed front window.

### BEDROOM FOUR

3.25m (10'8") x 2.34m (7'8")

A lovely bedroom featuring two Velux windows allowing natural light with a radiator. It has a connecting door to the dressing room and master bedroom ideal for a child's nursery.

### BATHROOM

2.08m (6'10") x 1.78m (5'10")

Fitted with a white suite comprising a close coupled w.c, a pedestal wash hand basin and a 'P' shaped bath with a shower and a glass screen. There is a chrome heated towel rail, an extractor fan and mermaid style wall tiling.

### OUTSIDE

There is a small paved garden set behind picket fencing to the front and a useful covered car port screened by wrought iron double gates. The rear aspect enjoys views onto a large mature rear garden with a generous patio, various soft fruit trees and mature boundaries.

### SERVICES

Mains gas, water, electricity and drainage are connected.

### CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal Logic + combination central heating boiler located in the Kitchen.

### DOUBLE GLAZING

The property has the benefit of uPVC framed 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

The property is Freehold - subject to Solicitors verification.

### VIEWING

Highly recommended though the Agents on Grimsby 311000.



BREAKFAST KITCHEN



LANDING



MASTER BEDROOM



BEDROOM TWO

## DIRECTIONS

Seed Close Lane is situated off New Chapel Lane just off the High Street where many local shops and amenities can be found.



BEDROOM FOUR



BATHROOM



OUTSIDE



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.

**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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