

MARTIN MASLIN

1 ADELPHI DRIVE
SCARTH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3DT



A lovely bay windowed semi detached house found in a pleasant cul de sac lying towards the bottom of Fairfield Avenue enjoying a good size rear garden with a delightful backdrop. Extended some years ago to form an excellent size Sitting room and a large kitchen ideal for the growing family. The interior has also been enhanced with solid oak interior doors,

Amtico flooring, tailored wardrobes and a fitted security alarm. The accommodation includes an Entrance Hall where the staircase leads to the first floor, a generous bay fronted Lounge, a well fitted Kitchen and a Dining Room with sliding patio doors onto the garden.

Upstairs are three Bedrooms (including two with fitted wardrobes) and a smart fully tiled Shower Room. Undoubtedly the gardens are sure to appeal, well established to the rear with a good size lawn, brick Garage with electric door, adjoining workshop and generous driveway to one side. Highly recommended. EPC Rating - D

£155,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

GROUND FLOOR

ENTRANCE PORCH

With an aluminium front door and matching side panel.

ENTRANCE HALL

3.30m (10'10") x 1.83m (6'0")

A bright and welcoming Hallway where the staircase leads to the first floor with a useful cupboard under. With coving to the ceiling and a radiator.

LOUNGE

5.21m (17'1"into bay) x 3.84m (12'7"max)

An interesting shape room featuring an electric fire set on a glazed marble hearth. There is coving to the ceiling, three wall light points, a radiator and a uPVC double glazed bay front window.

KITCHEN

5.18m (17'0") x 2.69m (8'10")

A good size Kitchen with an Amtico floor fitted with a range of beige and oak effect base and wall mounted units with complimentary worksurfaces incorporating a 1.5 bowl stainless steel sink with mixer taps and tile splashback. It has underlighting to the units, space for a slot in cooker with a pull out cooker hood and built in extractor fan above. There is plumbing for a washing machine and dishwasher, space for a table and chairs, radiator and a useful understairs storage cupboard. The kitchen has a granite window sill with a uPVC double glazed window overlooking the rear garden and there is a further uPVC double glazed door overlooking the driveway.

DINING ROOM

4.52m (14'10") x 2.90m (9'6")

A generous room located off the Kitchen. Extended in later years to provide an excellent family room with a radiator and sliding uPVC patio doors giving views and access onto the rear garden.

FIRST FLOOR

LANDING

With coving to the ceiling and uPVC double glazed side window.

BEDROOM ONE

4.14m (13'7"into bay) x 3.84m (12'7")
to rear of wardrobes.

Featuring smart range of tailored wardrobes in a light oak finish incorporating a large airing cupboard with further matching furniture available by separate negotiation. There is coving to the ceiling, a radiator and a delightful uPVC bay front window.



ENTRANCE HALL



LOUNGE



LOUNGE



KITCHEN

BEDROOM TWO

3.86m (12'8"to rear of wardrobes) x 3.05m (10'0")

A good size second bedroom with built in wardrobes, vanity sink unit with cupboards beneath and a built in cupboard housing the Baxi central heating combination boiler. There is a radiator and a uPVC double glazed rear window.

BEDROOM THREE

2.06m (6'9") x 1.83m (6'0")

With a radiator and a uPVC double glazed front window.

SHOWER ROOM

Featuring an Amtico tile floor with two piece white suite and large double walk in shower cubicle. Featuring modern wall tiling, a heated towel rail, an extractor fan, coving to the ceiling, a loft hatch and a uPVC double glazed rear window.

OUTSIDE

GARAGE

4.88m (16'0") x 2.79m (9'2")

With remote control electric front door, power and light and overhead storage. Adjoining the garage is a useful workshop.

WORKSHOP

With power and light, uPVC double glazed rear window and further double glazed exterior door.

The front garden is mainly lawned set behind mature hedge and brick wall boundary. A generous concrete driveway to one side leads in turn to the garage. Undoubtedly the rear garden forms the main feature enjoying a beautiful backdrop from the neighbouring trees. Laid to lawn with herbaceous plants and shrubs, fruit trees and fencing to the perimeter.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Baxi combination central heating boiler in Bedroom 2.

DOUBLE GLAZING

The property has the benefit of uPVC framed glazing.

SECURITY

The property has a security alarm system with a service plan covered until December 2019.

LOCAL AUTHORITY

North East Lincolnshire Council.



KITCHEN



DINING ROOM



BEDROOM ONE



BEDROOM ONE

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

Strictly by appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Adelphi Drive is a pleasant cul de sac situated towards the end of Fairfield Avenue within walking distance of local bus stop and has shops and amenities within the area.



BEDROOM TWO



BEDROOM THREE



SHOWER ROOM



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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