

# MARTIN MASLIN

5 ACORN CLOSE  
OFF HORNBEAM DRIVE  
HEALING  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN41 7AA



This impressive brand new detached house is now complete and ready for purchase and occupation. Constructed by Acorn Development (Gy) Ltd the three storey property provides excellent accommodation with gas central heating, uPVC framed double glazing and a security alarm system. Briefly comprising:- Reception Hall, front Lounge, impressive Living Kitchen beautifully equipped with a range of stone coloured cabinets and built-in appliances, Utility Room, Cloakroom, three first floor Bedrooms (Master with walk through Dressing Area and ensuite Shower Room and second with ensuite Shower Room), Family Bathroom and a fourth Bedroom on the second floor with an adjacent Shower Room. There is an integral Garage plus pleasant gardens and viewing is highly recommended.

£235,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

The accommodation comprises:-

## GROUND FLOOR

### RECEPTION HALL

From where the staircase with spindle balustrade leads to the first floor. Central heating radiator.

### LOUNGE

4.52m (14'10") into bay x 3.15m (10'4")

Positioned at the front of the house and with a bay window looking down the cul de sac. Central heating radiator.

### LIVING KITCHEN

5.49m (18'0") x 3.61m (11'10")

An on-trend and spacious room comprehensively equipped with an excellent range of stone grey shaker style base and wall cabinets and a host of quality appliances by Neff including an electric oven, gas hob, extractor, fridge freezer and dishwasher. There is plenty of space for dining and relaxing and French doors open into the rear garden. Central heating radiator.

### CLOAKROOM

With a white w.c, a handbasin and a central heating radiator.

### UTILITY ROOM

2.44m (8'0") x 1.57m (5'2")

With provision for appliances and a wall mounted gas boiler.

## FIRST FLOOR

### LANDING

With an airing cupboard housing the hot water cylinder, a central heating radiator and a staircase leading to the second floor accommodation.

### MASTER BEDROOM

4.78m (15'8") x 3.15m (10'4")

With a central heating radiator and a walk-through Dressing Room (measuring 8'0 x 5'6).

### ENSUITE SHOWER ROOM

2.44m (8'0") x 0.91m (3'0")

With a white suite comprising a concealed cistern w.c, a semi recessed washbasin and a shower cubicle with a clear door and a chrome mixer shower. There is a heated towel warmer.

### BEDROOM TWO

4.09m (13'5") max x 2.82m (9'3")

A pleasant room with a central heating radiator and a door opening to the ensuite Shower Room.



RECEPTION HALL



LOUNGE



LIVING KITCHEN



LIVING KITCHEN

### ENSUITE SHOWER ROOM

1.73m (5'8") x 1.68m (5'6")

With a white suite comprising a pedestal washbasin, a w.c, and a quadrant shower cubicle with a chrome mixer shower. Central heating radiator.

### BEDROOM FOUR

2.84m (9'4") x 2.06m (6'9")

With a central heating radiator.

### FAMILY BATHROOM

2.62m (8'7") x 1.78m (5'10")

With a white suite comprising a panel bath, a semi recessed washbasin and a concealed cistern w.c. There are cabinet units and a central heating radiator.

### SECOND FLOOR

#### LANDING

With a central heating radiator.

### BEDROOM THREE

3.58m (11'9") x 2.39m (7'10")

With a Velux style window and a central heating radiator.

### SHOWER ROOM

1.75m (5'9") x 1.65m (5'5")

With a white suite comprising a w.c and a quadrant shaped cubicle with a chrome mixer shower. Central heating radiator.

### THE LOCATION

Acorn Close is located to the northern side of Stallingborough Road and is accessed via Hornbeam Drive. The Healing School (A Science Academy – currently rated as outstanding by Ofsted) is within walking distance and the village centre with its shops to cater for those everyday needs is just a few minutes away. Regular buses serve the village and there is now easy access to the A180 and the motorway network beyond courtesy of the newly opened link road just beyond Stallingborough.

### ACORN CLOSE

Once completed Acorn Close will be a shared private cul-de-sac with modest annual contributions made to a Management Company who will maintain the road, footpaths etc.

### BUILDING WARRANTY

Each property will be covered by a 10 year Certificate of Inspection of a Domestic Structure provided by Sutherland Consulting, Market Rasen, Lincolnshire.



MASTER BEDROOM



ENSUITE SHOWER ROOM



FAMILY BATHROOM



BEDROOM THREE

### SERVICES

Mains gas, water, electricity and drainage will be connected to the completed properties.

### TENURE

To be Freehold on completion.

### LOCAL AUTHORITY

North East Lincolnshire Council.

### COUNCIL TAX

To be assessed on completion.

### VIEWING

By appointment through the Agents on Grimsby 311000.



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.



17004



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

M619 Printed by Ravensworth 0870 112 5306