

MARTIN MASLIN

53 YARBOROUGH ROAD
KEELBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8HT



A charming mid terrace cottage pleasantly situated overlooking the village green conveniently placed for local shops and amenities. The character accommodation has been sympathetically modernised and updated with white washed colour schemes, modern ceramic tiled floors and features irregular shaped rooms. The property benefits from a gas central heating system and replacement uPVC double glazing ideal for a young couple or professional searching for that ideal property. Briefly comprising a generous front Lounge with a welcoming brick open fireplace leading onto a spacious dining Kitchen extending to 24'9 displaying a modern range of cream shaker style cabinets, built in appliances and space for free standing furniture. An open plan staircase leads to the first floor Landing where there are two generous Bedrooms and a modern Bathroom with a white suite. The property enjoys manageable gardens for ease of maintenance and viewing is highly recommended. EPC Rating - D

£129,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

ENTRANCE PORCH

A uPVC double glazed front door with matching side panels leads directly into the front lounge.

LOUNGE

5.69m (18'8") x 3.71m (12'2")

An extended room featuring a welcoming brick and open fireplace along one wall with display plinths, a radiator and a ceramic tiled floor flowing through to the kitchen.

KITCHEN

7.54m (24'9") x 3.43m (11'3")

A bright and spacious open plan kitchen with room for freestanding furniture featuring a comprehensive range of shaker style cabinets in a soft cream finish with chrome handles and complimentary light oak effect worktops. Incorporating a stainless steel sink with mixer taps and tiled splash back. Built in appliances include a four ring gas hob with a chimney style stainless steel extractor fan and light over, an electric oven and there is space with plumbing for a washing machine. The kitchen has a ceramic tiled floor with a staircase leading to the first floor, recess lighting to the ceiling, a roof light, a uPVC double glazed rear window and a further double glazed door onto the garden.

FIRST FLOOR

LANDING

With access to the loft space.

BEDROOM ONE

3.73m (12'3") x 3.61m (11'10")

A lovely bedroom to the front with a radiator and a uPVC double glazed window overlooking the village green.

BEDROOM TWO

3.53m (11'7") x 3.45m (11'4")

An unusual shaped room with a radiator and a uPVC double glazed rear window.

BATHROOM

1.98m (6'6") x 1.88m (6'2")

Fitted with a white suite comprising a close coupled w.c, pedestal wash hand basin and a panel bath with mixer shower and glass screen. It has tiling to dado height and a sky light with a velux window.

OUTSIDE

The property has a small paved front garden with fencing onto the pavement whilst to the rear is a manageable patio style garden with stone gravel and fencing to the perimeters.



LOUNGE



LOUNGE



KITCHEN



KITCHEN

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of uPVC framed glazing.

LOCAL AUTHORITY

West Lindsey District 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.

LOCATION AND AMENITIES

The property is situated on Yarborough Road overlooking the village green. Local shops and amenities are within walking distance and we understand the property is in the catchment area for educational establishments such as the Healing Science Academy and Caistor Grammar School.



FIRST FLOOR LANDING



BEDROOM ONE



BEDROOM TWO



BATHROOM

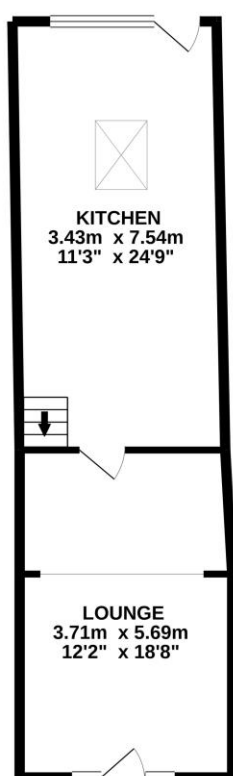


OUTSIDE

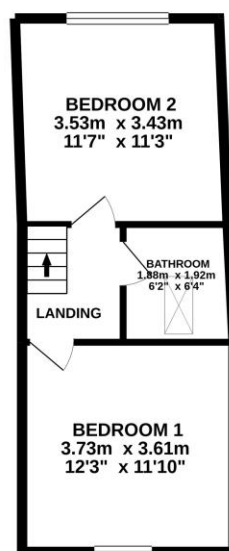


OUTSIDE

GROUND FLOOR
47.4 sq. m. (511 sq. ft.) approx.



1ST FLOOR
32.8 sq. m. (353 sq. ft.) approx.



TOTAL FLOOR AREA: 80.2 sq. m. (864 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



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.



20007



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