

MARTIN MASLIN

7 CARNOUSTIE
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0EJ



Enjoying a fine tree lined setting found close to the centre of this sought after village a well extended detached family home standing on a good size plot with a larger than average rear garden. Home to the same family since it was built in 1979 now benefitting from later extensions providing scope for further potential, yet requiring some updating and benefitting from a gas central heating system, uPVC double glazing and a security alarm. Briefly comprising: Entrance Porch with Hallway, Cloakroom with w.c, a generous front Lounge with a lovely marble fireplace and an extended Dining Room combining the Sun Lounge with patio doors opening onto the garden. It has a fitted Kitchen with a rear Lobby and a large Utility Room whilst upstairs there are four reasonable size Bedrooms and a fully tiled family Bathroom featuring a corner bath with a walk in shower. Set back from the road side it offers a generous driveway screened by gates leading to a Garage with a workshop at the rear whilst the well established garden is lawned to the rear with patio areas enjoying a private aspect. A great opportunity not to be missed. EPC Rating - D

£239,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

ENTRANCE PORCH

A uPVC double glazed front entrance door with matching side panels gives access to an enclosed entrance porch with a further part glazed door leading into the hallway.

HALLWAY

2.39m (7'10") x 5.08m (16'8")

A good size hallway where the ranch style staircase leads to the first floor. It has a radiator and a useful storage cupboard under.

CLOAKROOM

Comprising a low flush w.c, a built in vanity unit with an armitage shanks, sink unit with taps and tiled splash back. It has a traditional radiator and a uPVC double glazed side window.

LOUNGE

4.70m (15'5")into bay x 4.14m (13'7")

A generous room overlooking the front garden featuring an ornate fire surround with a marble inlay and hearth housing a living flame style gas fire. It has coving to the textured ceiling, a radiator and glazed doors opening into the extended Dining Room/Sun Lounge.

DINING ROOM/SUN LOUNGE

7.19m (23'7")in length x 3.66m (12'0") narrowing to 3.35m (11'0")

A lovely spacious room with a formal dining area carpeted opening into a delightful sun lounge with tiled flooring, a radiator and a sliding patio door giving views and access onto the rear garden.

KITCHEN

3.66m (12'0") x 3.45m (11'4")

Fitted with a range of limed oak base and wall mounted units with matching cornice and light baffle providing underlighting to the units. Hand made wooden worktops extend to a useful breakfast bar and a 1.5 bowl sink with mixer taps and tiled splash back. Built in appliances include a four ring gas hob with feature wood strip back boarding, projecting overhead extractor fan, single oven and grill and a built in microwave oven. It has plumbing for a dish washer and a built in larder fridge. It has a built in wine rack, a radiator, a tiled floor and a uPVC double glazed side window. A further part glazed door leads into the rear lobby.

REAR LOBBY

With a further exterior door onto the garden.

UTILITY ROOM

A good size utility room with a tiled floor, work surface area and plumbing for a washing machine. It has a uPVC double glazed window overlooking the rear garden.



HALLWAY



LOUNGE



DINING ROOM/SUN LOUNGE



DINING ROOM/SUN LOUNGE

FIRST FLOOR

LANDING

A rather spacious landing with a ranch style balustrade, access to the loft space and a uPVC double glazed side window. All rooms lead directly off as follows.

MASTER BEDROOM

4.04m (13'3") x 3.10m (10'2") to wardrobes extending to 3.66m (12'0") to wall

A good size double bedroom facing the front garden with a radiator, built in wardrobes and a uPVC double glazed window.

BEDROOM TWO

4.11m (13'6") x 2.44m (8'0") plus door recess

With a range of built in smart wardrobes forming a double bed recess with mirrored door fronts and a matching freestanding dressing table. It has a fashionable laminate floor, a radiator and a uPVC double glazed rear window.

BEDROOM THREE

3.00m (9'10") max x 2.49m (8'2")

A single bedroom with a radiator and a uPVC double glazed window overlooking the front garden.

BEDROOM FOUR

2.67m (8'9") x 2.31m (7'7")

A single bedroom with a built in deep storage cupboard, a fashionable laminate floor, a radiator and a uPVC double glazed rear window.

BATHROOM

2.34m (7'8") x 1.65m (5'5")

A fully tiled bathroom with a cream coloured suite comprising a back to the wall w.c, a vanity unit with inset wash hand basin, a shaped panelled bath and a walk in shower cubicle with a thermostatic shower. It has a vanity shelf with a mirror and lighting, a heated towel rail, a ceramic tiled floor and a uPVC double glazed rear window.

OUTSIDE

There is a lawned front garden set behind a dwarf coping stone and brick wall boundary. A paved driveway leads through double gates in turn to a large detached garage and work shop at the rear. The rear gardens are one of the properties greatest assets enjoying a larger than average plot with an interesting two tiered patio, raised rockery and planter wall. It has a good size lawned area with specimen plants and trees and fencing to the perimeter.

SERVICES

Mains gas, water, electricity and drainage are connected.



KITCHEN



KITCHEN



MASTER BEDROOM



BEDROOM TWO

CENTRAL HEATING

Comprises radiators as detailed above connected to the Worcester Bosch combination central heating boiler installed in January 2019.

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 D.

TENURE

The property is Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Carnoustie is situated in this central village position lying just off Sunningdale within general walking distance of the local high street with its local shops and amenities. The property is in the catchment for schools of good repute.



BEDROOM THREE



BATHROOM



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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