

MARTIN MASLIN

7 WEBSTER MEWS
STATION ROAD
HEALING
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7RB



Situated in this delightful courtyard development forming a cluster of seven individual properties lying at the bottom of Station Road, a most charming end link bungalow. Ideally placed for local shops, the Healing Station and within catchment of schools of good repute within the village. The property would appeal to a professional person or couple seeking a superbly presented single dwelling with low maintenance running costs and offered with no chain. The accommodation has been updated over the years featuring a smart tiled Hallway, a superb modern shaker style Kitchen equipped with a host of integrated appliances, a comfortable Sitting Room with a fireplace and patio doors overlooking the rear garden, a good size Bedroom and a Bathroom with a shower over the bath. The property enjoys a pleasant rear garden with a water feature, a corner store and an allocated parking space to the front. A real gem not to be missed. Highly recommended.

EPC Rating - C

£94,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

ENTRANCE PORCH

A uPVC double glazed side entrance door gives access to the hallway.

HALLWAY

Featuring a tiled floor with coving to the ceiling, a radiator and access to the loft space.

LOUNGE

3.99m (13'1") x 3.07m (10'1")

A cosy lounge tastefully decorated featuring a timber fire surround with a decorative tiled inlay housing a living flame style gas fire set on a tiled hearth. It has coving to the ceiling, a radiator and a sliding uPVC double glazed patio door giving views and access onto the pretty rear garden.

KITCHEN

4.09m (13'5") x 2.67m (8'9")

A lovely modern shaker style kitchen in a tewkesbury green finish with complementary oak veneered work surfaces incorporating an enamel sink with mixer taps and tiled splash back. A host of built in appliances include a four ring gas hob with pull out cooker hood and extractor fan over, a single electric oven, an under counter fridge and freezer, an integrated washing machine and a tumble dryer. The attractive kitchen has a ceramic tiled floor providing space for a small dining table and chairs with coving to the ceiling, a designer tall wall mounted radiator and a uPVC double glazed front window.

BEDROOM ONE

3.56m (11'8") into wardrobe recess x 3.00m (9'10")

A lovely bedroom tastefully decorated in pastel colours featuring a fashionable vinyl wood effect floor with coving to the ceiling, a radiator and a uPVC double glazed window overlooking the pretty rear garden.

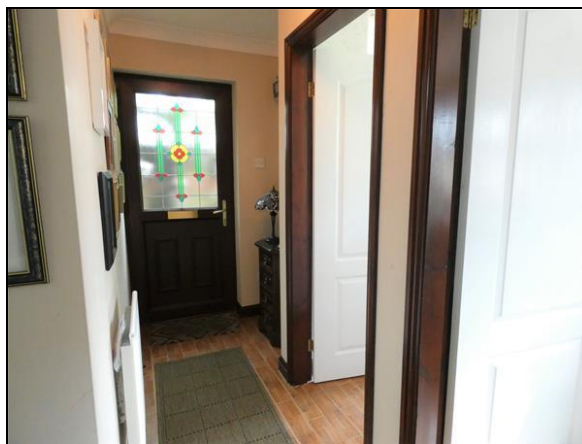
BATHROOM

2.03m (6'8") x 1.93m (6'4")

A three piece coloured suite comprising a close coupled w.c, a pedestal wash hand basin and a panel bath with a shower over. It has a further electric shower with a rail/curtain and the walls are fully tiled. There is a chrome heated towel rail and a uPVC double glazed front window.

OUTSIDE

The property is set within a communal block paved courtyard area approached via a covered entrance. No 7 has its own allocated car parking space adjacent to the property and overlooks a pleasant planted garden area. A side gate leads in turn to a delightful rear garden gravelled for ease of maintenance featuring a corner stall with veranda and a raised water feature surrounded by plants and shrubs. The rear garden is an absolute delight designed for ease of maintenance providing an abundance of colour throughout the year.



HALLWAY



LOUNGE



LOUNGE



KITCHEN

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Worcester Bosch combination central heating boiler located in the Kitchen.

DOUBLE GLAZING

The property has the benefit of uPVC framed glazing in a smart mahogany finish.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band A - purchasers should seek confirmation from their Solicitors.

TENURE

Leasehold – at the time of our inspection we were advised that the leasehold had been extended 999 years from 2020. Further details to follow.

Please note a maintenance charge to the Freehold company of £30 is payable annually. Each owner of the properties in Webster Mews has a 7th share of the Freehold. No ground rent is payable.

VIEWING

By appointment through the Agent on Grimsby 311000.



KITCHEN



BEDROOM ONE



BATHROOM

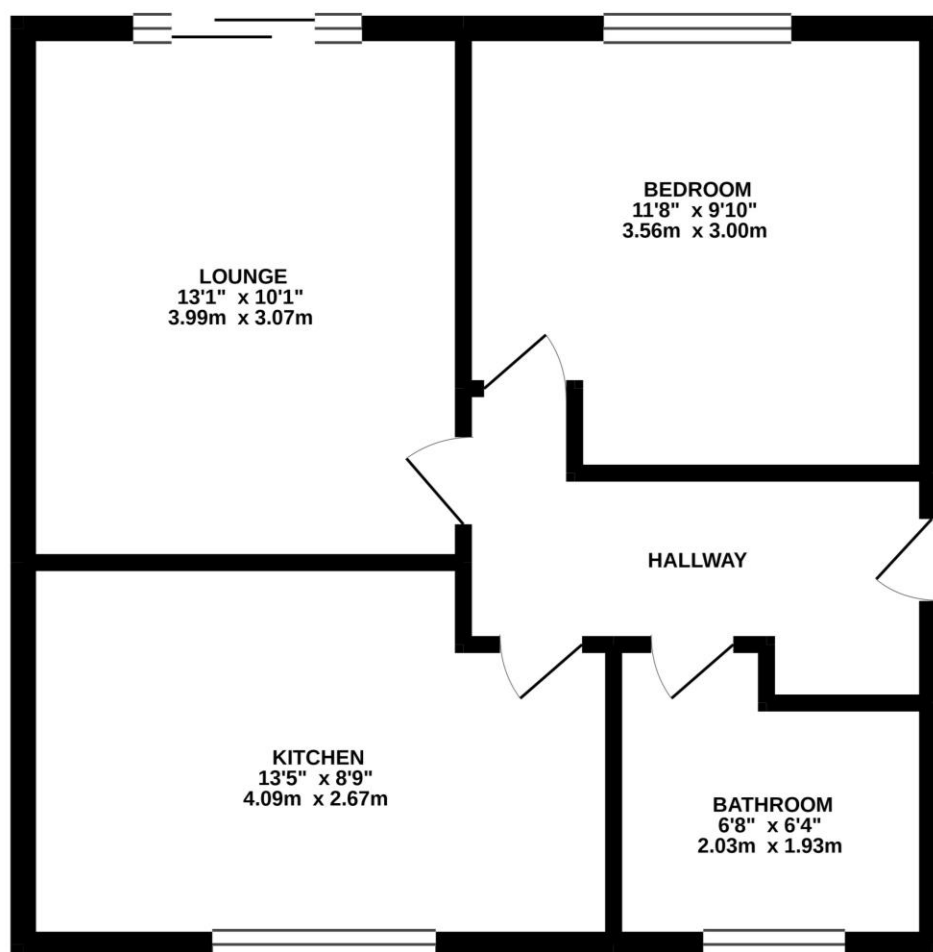


OUTSIDE



OUTSIDE

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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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.



20149



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