

MARTIN MASLIN

2 DIXON CLOSE
KEELBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8JH



Situated in this delightful and private cul-de-sac lying just off Yarborough Road, a most impressive detached home built and designed by the reputable James Bratton & Co builders to the usual high specification throughout. Built of attractive south down multi bricks under a rosemary tiled roof line with seamless gutting and further complemented by cream uPVC windows and stone sills. This spacious family home is sure to appeal, featuring an Entrance Hall with Cloakroom and w.c, quality Living Kitchen with Neff appliances, a Utility Room and an excellent size Lounge with a brick feature fire place. On the first floor there are three generous Bedrooms including Master with contemporary en-suite with double walk in shower and a superb matching Family Bathroom. Extras include under floor heating to the ground floor and radiators to the first floor, internal cottage style panel doors, stainless steel brushed electrical fittings and a security alarm system. The gardens will be landscaped and an integral Garage sits to the side of the property. EPC Rating -

£250,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

GROUND FLOOR

ENTRANCE PORCH

An apex front porch with smart composite entrance door giving access to the Hallway.

HALLWAY

Where the staircase leads to the first floor.

CLOAKROOM

With a white two piece suite comprising close coupled w.c, pedestal wash hand basin with tile splash back and uPVC double glazed front window.

LOUNGE

6.30m (20'8") x 3.45m (11'4")

A good size room with dual aspect uPVC windows. It has a feature brick fire place with provision for a gas or multi fuel fire.

LIVING KITCHEN

6.12m (20'1") x 4.19m (13'9") extending 4.75m (15'7")

A large open plan Living Kitchen featuring a modern range of high gloss white cabinets with complementary work surfaces. There will be Neff appliances to include a gas hob, electric oven, extractor fan and fridge freezer. The Kitchen has dual aspect uPVC windows and further French double glazed doors giving views and access onto the rear garden.

UTILITY ROOM

With built in storage cupboards, work surfaces and plumbing for a washing machine. A further courtesy inner door leads to the Garage.

FIRST FLOOR

LANDING

With spindle staircase, a radiator and a double glazed window. There is access to a large loft space.

BEDROOM ONE

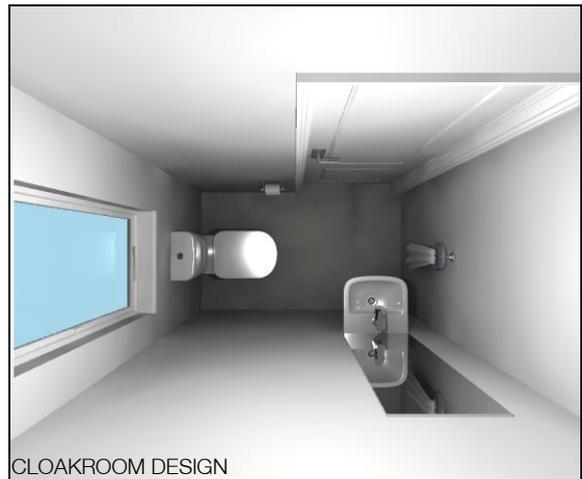
4.93m (16'2") x 3.48m (11'5")

A good size Bedroom with a radiator and a uPVC double glazed front window.

EN-SUITE

3.48m (11'5") x 1.24m (4'1")

With quality built in white furniture in a high gloss finish and comprising back to the wall w.c with push button w.c, semi recessed wash hand basin and a large double walk in shower with Roman sliding door. It has a smart black vinyl tiled floor, mermaid boarding to the walls, an extractor fan and a uPVC double glazed side window.



BEDROOM TWO

3.86m (12'8") x 3.07m (10'1")

With a built in airing cupboard housing an unvented tank with pressurised system, a radiator and a uPVC double glazed rear window.

BEDROOM THREE

3.12m (10'3") x 3.07m (10'1") plus door recess

With a radiator and double glazed window to the front elevation.

BATHROOM

2.57m (8'5") x 1.83m (6'0")

With smart high gloss built in furniture with a back to the wall push button w.c, semi recessed wash hand basin and a panel bath with mixer taps and thermostatic shower. It has a glass shower screen, extractor fan, smart black vinyl tiled floor and a uPVC double glazed front window.

INTEGRAL GARAGE

5.54m (18'2") x 2.82m (9'3")

With power and light and overhead loft access space. It has a wall mounted Ideal Logic + 24 combination central heating boiler, an up and over front door and courtesy door from the Utility Room.

OUTSIDE

The property occupies a prominent position fronting onto the Close with landscaped gardens to the front and a valuable block paved driveway at the side leading to the Garage. The rear garden enjoys a valuable south westerly aspect over looking the village green and will feature a lovely patio area set behind a new brick wall with a seeded lawn and gates to the side.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

The property will have under floor electric heating to the Ground Floor areas with radiators as detailed above on the First Floor connected to the gas central heating boiler in the Garage.

DOUBLE GLAZING

The property has the benefit of cream uPVC double glazing.

SECURITY

A security alarm system is installed.

NEW HOME GUARANTEE

The property has a ten year guarantee.



LOCAL AUTHORITY

West Lindsey District Council.

COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band D.

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.

AGENTS NOTE

The property is situated on a private road and we understand there will be a small maintenance charge to be agreed once all the properties are complete.

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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