

MARTIN MASLIN

WILLOW END
162 HUMBERSTON ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 8QJ



Standing in a slightly elevated position overlooking Love Lane Corner this classic detached house provides beautiful accommodation presented to a superb standard throughout.

Deceptively spacious the elegant rooms are a pleasure to see and viewing is highly recommended to appreciate all that it has to offer. Briefly comprising:- excellent size Reception Hall (effectively an additional room!), front Lounge with limestone fireplace, rear Dining/Living Room, Dining Kitchen with oak units and Neff appliances, Landing, Master Bedroom with en-suite Shower Room, two further double Bedrooms and Family Bathroom with a bath and a shower cubicle. Gas central heating, uPVC double glazing and an alarm. The front garden provides plenty of parking and there is a lawned rear garden, garage and workshop. A high calibre home. EPC Rating - D

£275,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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GROUND FLOOR

RECEPTION HALL

A beautiful reception area of impressive proportions and from where the elegant staircase with an ornate balustrade leads to the first floor. There is a tiled area of floor adjacent to the front door, a delft rack, a central heating radiator and a useful understairs cupboard. The front entrance door and glazed side panels are set within an archway and a side window provides extra natural light.

LOUNGE

4.47m (14'8") x 3.78m (12'5") plus 2.13m (7'0") x 1.02m (3'4")

A lovely room at the front of the house with a deep bay window. There is a polished limestone firesurround with an inset living flame log effect gas fire and two side windows add to the natural light. The room benefits from under floor heating.

DINING/LIVING ROOM

3.96m (13'0") x 3.78m (12'5") plus 2.39m (7'10") x 0.91m (3'0")

A beautiful room accessed through double doors from the Reception Hall and with French doors opening into the rear garden. There is a traditional style pine firesurround with a cast iron and tile inset and a living flame gas fire. Again twin side windows provide extra light and there are two central heating radiators.

DINING KITCHEN

5.05m (16'7") x 3.28m (10'9")

Comprehensively equipped with a range of golden oak wall and base cabinets with high quality sparkle granite worksurfaces incorporating inset 1.5 stainless steel bowls. Built in appliances comprise a Neff electric oven and a Neff 4 ring gas hob with extractor canopy above. There is space for further freestanding appliances and an everyday dining table and the rear door opens to the garden.

FIRST FLOOR

LANDING

With the superb original leaded decorative window (with an internal glazed panel for extra insulation).

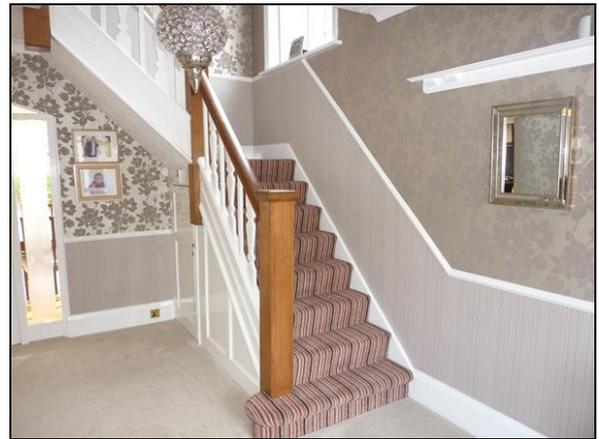
MASTER BEDROOM

4.50m (14'9") x 3.81m (12'6") plus 2.13m (7'0") x 0.99m (3'3")

A lovely Bedroom fitted with a range of white wardrobes and a walk-in storage cupboard. There is a central heating radiator and a door opens to the ensuite Shower Room.



RECEPTION HALL



RECEPTION HALL



LOUNGE



DINING/LIVING ROOM

ENSUITE SHOWER ROOM

1.83m (6'0") x 1.70m (5'7")

Stylishly presented with a white suite comprising a semi pedestal washbasin, a w.c. and a quadrant shaped shower cubicle with a chrome mixer shower. The walls are fully tiled and there is a heated towel warmer.

BEDROOM TWO

3.96m (13'0") x 3.78m (12'5") plus 2.39m (7'10") x 1.07m (3'6")

A superb double bedroom with a rear bay and a lovely range of cream wardrobes with part glazed doors. There is a central heating radiator.

BEDROOM THREE

2.84m (9'4") x 2.74m (9'0")

A good size third bedroom with a central heating radiator.

FAMILY BATHROOM

3.20m (10'6") x 2.44m (8'0")

Featuring a white suite comprising a panel bath with a mixer/rinser tap, a pedestal washbasin and a w.c. There is a separate shower cubicle housing the Mira Excel shower, the bathroom walls are half tiled and there is a central heating radiator.

OUTSIDE

GARAGE

3.05m (10'0") x 5.18m (17'0")

With electric light and power.

WORKSHOP/STORE

3.05m (10'0") x 2.44m (8'0")

With electric light and power.

The house stands within lovely gardens which have been laid to brick edged decorative concrete at the front for maximum vehicle parking options. There is a circular block paved feature and a copper beech tree and decorative iron gates enclose the front of the driveway at the side of the house. The rear garden is principally lawned with a paved terrace and shrub borders.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the gas boiler.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing with the exception of the landing where the original decorative leaded window has been retained.



DINING KITCHEN



DINING KITCHEN



MASTER BEDROOM



ENSUITE SHOWER ROOM

SECURITY

A security alarm system is installed.

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

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Willow End is situated overlooking Love Lane Corner and the facilities of central Grimsby and the popular resort of Cleethorpes are within easy reach. Regular buses serve the general area and schools are located nearby.



BEDROOM TWO



FAMILY 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.

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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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