

MARTIN MASLIN

16 NEWSTEAD AVENUE
HOLTON LE CLAY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5BU



Found in this popular village position lying just off Langton Road an extended detached family home standing on a large mature plot enjoying a lovely private garden to the rear. The accommodation is surprisingly spacious benefitting from gas central heating and uPVC framed double glazing. Comprising a large Hallway serving a generous front Lounge, a central Dining Room open plan to the delightful rear Sitting Room with a useful Cloakroom/w.c off and a well equipped Kitchen with built-in appliances. Upstairs there are FOUR Bedrooms and a Family Bathroom. The property enjoys a good size rear garden with a central water feature, patio and benefits from a large double brick garage with plenty of parking to the front. EPC Rating -

£195,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

GROUND FLOOR

A side double glazed front entrance door gives access to the Hallway.

HALLWAY

5.11m (16'9" extending to 20'0") x 1.78m (5'10")

A large and welcoming hallway with return balustrade and spindle staircase rising to the first floor and providing a useful cupboard under. There is coving to the ceiling and a radiator.

LOUNGE

6.12m (20'1") x 3.84m (12'7")

A lovely room with an exposed brick firesurround forming the central point housing the coal effect living flame style gas fire. There is coving to the ceiling, two radiators and two uPVC windows overlooking the front garden.

DINING ROOM

3.78m (12'5") x 3.05m (10'0")

A pleasant room with an open plan design to the sitting room and kitchen. Tastefully decorated with coving to the ceiling, a radiator and a uPVC double glazed side window.

SITTING ROOM

4.65m (15'3") x 2.74m (9'0")

An extension in later years providing a comfortable room with French double glazed doors, uPVC side window and further single patio door onto the rear garden. Tastefully decorated in neutral colours with coving to the ceiling, fan light and a radiator.

CLOAKROOM/W.C.

With close coupled w.c. and corner wash handbasin and tiled splashback. There is a radiator and a uPVC double glazed rear window.

KITCHEN

3.76m (12'4") x 2.90m (9'6")

Fitted with a range of cream wood grain base and wall mounted units, some with glass displays. High gloss complementary worksurfaces incorporate a sink with mixer taps and tiled splashback. Built-in appliances include a 4 ring gas hob with projecting cooker hood and extractor fan over, a small built-in microwave, a double oven and grill and an under counter fridge and freezer. There is also a washing machine and dishwasher. It has a tiled floor and a uPVC double glazed side window.

FIRST FLOOR

LANDING

With a deep stairwell and uPVC double glazed window to the side aspect. There is access to the loft space and a built-in airing cupboard houses the Worcester Bosch combination central heating boiler.



HALLWAY



LOUNGE



LOUNGE



DINING ROOM

BEDROOM ONE

3.48m (11'5") x 2.97m (9'9")

With a radiator and a uPVC front window.

BEDROOM TWO

3.05m (10'0") x 2.92m (9'7" extending to 11'6")

With built-in wardrobe, a radiator and uPVC double glazed front window.

BEDROOM THREE

2.95m (9'8") x 2.84m (9'4" extending 11'8")

With built-in wardrobe, a radiator and a uPVC double glazed rear window.

BEDROOM FOUR

3.53m (11'7") x 2.64m (8'8" extending to 10'3")

A good size fourth bedroom with a radiator and a uPVC double glazed rear window.

FAMILY BATHROOM

2.46m (8'1") x 1.65m (5'5")

Fully tiled with a white suite comprising close coupled w.c. pedestal wash hand basin and panelled bath with mixer shower and rail/curtain. There is a radiator and a uPVC double glazed side window.

OUTSIDE

DETACHED BRICK GARAGE

6.40m (21'0") x 5.97m (19'7")

A large garage divided into two sections with twin up and over doors, power and light and uPVC double glazed rear windows and courtesy double glazed door onto the garden.

The property occupies a large plot accessed via a generous concrete driveway leading in turn to the garage. There is a generous gravelled area set behind mature hedging to the front which provides additional parking. There is a lawned area to the side of the house with mature plants and shrubs whilst a gate leads into the lovely rear garden. Enjoying a south facing aspect and mainly laid to lawn with patio area and the focal point being an ornamental pond with a rockery. The rear garden again is well stocked with a variety of plants and shrubs with mature trees whilst high hedging ensures privacy.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.



SITTING ROOM



SITTING ROOM



KITCHEN



BEDROOM ONE

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

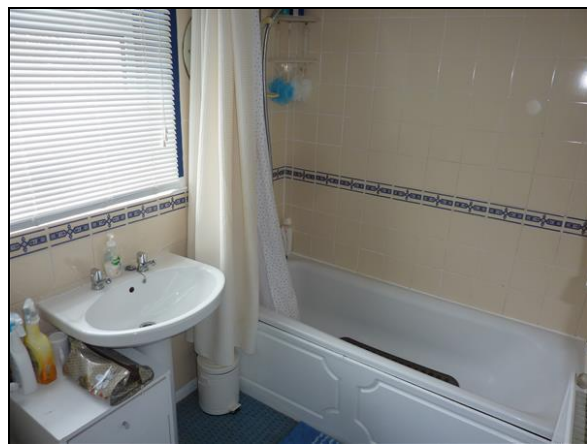
Strictly by appointment through the Agents on Grimsby 311000.



BEDROOM TWO



BEDROOM THREE



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.

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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