

MARTIN MASLIN

9 LAURIDSON CLOSE
LACEBY
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7FH



Standing within rectangular shaped lawned gardens this architecturally impressive detached house is a stylish home providing excellent family size accommodation which has been progressively updated during the last couple of years. With some remodelling undertaken to create an open plan feel to the main Living Kitchen area viewing is highly recommended to appreciate all it has to offer. Comprising: -Reception Hall, lovely Lounge, 24'0 Living Kitchen with gloss cream units and built in appliances, large Conservatory, Utility Room, Cloakroom, FOUR Bedrooms (Master with ensuite Shower Room) and superb Family Bathroom. Gas central heating (new boiler Nov'19), uPVC double glazing, alarm system, integral single Garage. A great opportunity. EPC Rating - C

£249,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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The accommodation comprises:-

GROUND FLOOR

RECEPTION HALL

A welcoming hallway from where the staircase with spindle balustrade leads to the first floor. There is a central heating radiator and an under stairs cupboard.

LOUNGE

4.75m (15'7") x 3.43m (11'3") plus bay

A room of excellent proportions featuring a cream electric fire and a central heating radiator. The bay window looks out across the front garden.



LOUNGE

LIVING KITCHEN

7.32m (24'0") x 3.43m (11'3")

A very impressive room created by linking the original Dining Room with the Kitchen to superb effect. The kitchen area is equipped with a superb range of gloss cream wall and base cabinets with walnut finish worksurfaces incorporating a single drainer stainless steel 1.5 bowl sink unit. Built in appliances comprise a Cooke and Lewis electric oven, a Beko induction hob with contemporary design extractor canopy above, a fridge freezer and a Beko dishwasher. There is a peninsular breakfast bar with feature light above and the floor is beautifully tiled. Glazed double doors open to the Conservatory and there is a central heating radiator.



LOUNGE

CONSERVATORY

3.61m (11'10") x 3.56m (11'8")

With a wooden floor, glazed French doors to the garden and a central heating radiator.

UTILITY ROOM

2.59m (8'6") x 1.90m (6'3")

With a range of gloss cream units matching those in the Kitchen and with a stainless steel sink unit and space for appliances. Central heating radiator.

CLOAKROOM

With a white suite comprising a w.c. and a handbasin. There is a heated towel warmer.



LIVING KITCHEN

FIRST FLOOR

LANDING

MASTER BEDROOM

3.86m (12'8") x 3.40m (11'2")

An excellent room enhanced by a range of contemporary wardrobes with white sliding doors. A door links to the ensuite Shower Room and there is a central heating radiator.



LIVING KITCHEN

ENSUITE SHOWER ROOM

2.44m (8'0") x 0.84m (2'9")

Fully tiled and with a white suite comprising a w.c, a pedestal washbasin and a shower cubicle with a folding door and a chrome mixer shower. Central heating radiator.

BEDROOM TWO

3.43m (11'3") x 2.64m (8'8")

A delightful bedroom at the rear of the house with a central heating radiator.

BEDROOM THREE

2.67m (8'9") x 2.44m (8'0")

With a central heating radiator.

BEDROOM FOUR

3.15m (10'4") x 2.06m (6'9")

With a bulkhead cupboard housing the insulated hot water cylinder. There is a central heating radiator.

FAMILY BATHROOM

2.44m (8'0") x 1.83m (6'0")

Beautifully presented with a white suite comprising a panel bath with a chrome mixer shower above, a concealed cistern w.c. and a semi recessed washbasin. There is a clear shower screen, an LED mirror and a central heating radiator. The walls are superbly tiled.

OUTSIDE

GARAGE

2.59m (8'6") x 5.66m (18'7")

An integral garage with an up and over door, electric light and power and a wall mounted Ideal Logic gas boiler installed in late 2019.

The house stands within rectangular shaped gardens which feature a double width driveway at the front, a paved pathway and a neat lawn. The rear garden is effectively split level with an established lawn and a raised paved terrace perfect for al-fresco dining and entertaining. The boundaries are fenced and there is a corner positioned pergola.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal Logic gas boiler, installed in late 2019 and located in the Garage.

SECURITY

A security alarm system is installed.

LOCAL AUTHORITY

North East Lincolnshire Council.



LIVING KITCHEN



CONSERVATORY



MASTER BEDROOM



BEDROOM TWO

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

Lauridson Close is located on the popular Laceby Park development positioned at the north western edge of the village. The facilities of Laceby include a general store, newsagents, hot food takeaways etc and the property falls within the general catchment of popular schools including The Healing School.



FAMILY BATHROOM



OUTSIDE



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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