

MARTIN MASLIN

2 ACORN CLOSE
HEALING
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7AA



This superb two storey chalet bungalow is now under construction on Acorn Close in the popular village of Healing. Designed to provide purchasers with the must have features of a stylish family or early retirement home the bedroom accommodation is split across two floors to create ultimate flexibility of layout. Principal features will include the welcoming central Reception Hall with Cloakroom, the stunning 'L' shaped main living area which extends to over 27'0" maximum width and will provide space to dine and relax in addition to the dedicated Kitchen section, the ground floor Master Bedroom with ensuite Shower Room, two first floor Bedrooms (one with en suite Shower room) and the Family Bathroom. There is an integral single Garage and the property will benefit from pleasant gardens gas central heating, uPVC double glazing and a security alarm. Further details available soon.

£264,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises: -

GROUND FLOOR

CENTRAL RECEPTION HALL

From where the staircase will lead to the first floor. A useful cupboard will be positioned beneath the staircase. A door will lead from the hallway into the integral Garage.

CLOAKROOM

With a w.c. and handbasin.

LIVING KITCHEN

5.84m (19'2") x 4.39m (14'5") plus 3.84m (12'7") x 3.48m (11'5")

A stunning 'L' shaped open plan living area which will provide combined space for sitting, dining and preparation. The kitchen area will be comprehensively equipped with a range of units and built in appliances and purchasers agreeing to buy at an early stage will have options regarding cabinets, doors, appliances etc. French doors will lead out into the rear garden.

MASTER BEDROOM

4.01m (13'2") x 3.96m (13'0")

An excellent size bedroom with a bay window to the front. A door leads into the ensuite Shower Room.

ENSUITE SHOWER ROOM

3.96m (13'0") x 1.78m (5'10")

To be equipped with a white suite comprising an oversize walk in shower cubicle, a w.c. and a washbasin.

FIRST FLOOR

LANDING

BEDROOM TWO

4.27m (14'0") x 3.96m (13'0")

A good size double bedroom with Velux style roof windows and a door to the ensuite Shower Room.

ENSUITE SHOWER ROOM

2.64m (8'8") x 2.36m (7'9")

To be equipped with a white suite comprising an oversize walk in shower cubicle, a w.c. and a washbasin.

BEDROOM THREE

4.11m (13'6") x 2.84m (9'4")

Another double bedroom with Velux style windows.

FAMILY BATHROOM

2.79m (9'2") x 1.83m (6'0")

An excellent bathroom to be equipped with a white suite comprising a bath, a washbasin, airing cupboard and a w.c.



CENTRAL RECEPTION HALL



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN

OUTSIDE

GARAGE

5.33m (17'6") x 2.87m (9'5")

An integral single Garage with a front access door, an internal door linking to the Reception Hall and another door leading outside.

The property will occupy a pleasant rectangular shaped plot which will be enclosed by fencing at the rear. A paved patio area will be provided along with pathways around the house. There will be space to park an additional vehicle in front of the garage.

SERVICES

Mains gas, water, electricity and drainage will be connected.

CENTRAL HEATING

Will comprise radiators connected to a gas boiler.

DOUBLE GLAZING

The property will have the benefit of gun metal grey uPVC framed double glazing.

SECURITY

A security alarm system will be installed.

ACORN CLOSE

Once completed Acorn Close will be a shared private cul-de-sac with modest annual contributions made to a resident controlled Management Company who will maintain the road, footpaths etc.

BUILDING WARRANTY

The property will be covered by a 10 year Certificate of Inspection of a Domestic Structure provided by Sutherland Consulting, Market Rasen, Lincolnshire.

TENURE

To be Freehold on completion.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

To be assessed on completion.

VIEWING

By appointment through the Agents on Grimsby 311000.



LIVING KITCHEN



ENSUITE SHOWER ROOM



LANDING



BEDROOM TWO



ENSUITE SHOWER ROOM



FAMILY BATHROOM

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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