

MARTIN MASLIN

10 HELENE GROVE
OLD CLEE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 8JX



A superb end link house now virtually unrecognisable from when it was purchased just a few years ago courtesy of a select scheme of updating by the present owners. Found in this highly desirable area of Old Clee this stunning home would ideally suit a first time buyer or an investor offered with NO CHAIN. Noteworthy features include a new superb Kitchen and Bathroom, solid oak interior doors, laminate floors, re-plastered ceilings and walls, new light fittings and French doors. The accommodation includes an Entrance Porch, a relaxing

Lounge with double doors into a modern shaker style Kitchen, a rear Lobby and a Conservatory. It has a spacious Bathroom with a modern white suite complemented by wall panelling and a designated Utility Area. Upstairs there are two large Bedrooms and a separate W.C. with a vanity unit. The property is set within lovely Mediterranean style gardens to the rear including a patio, lawn and a summer house. There is a valuable driveway to the front. A real gem not to be missed! EPC Rating - D

Offers in the region of
£125,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

ENTRANCE PORCH

A uPVC double glazed front door gives access to a small entrance porch with a uPVC double glazed side window and a fashionable laminate floor continues through into the lounge.

LOUNGE

4.34m (14'3") into bay x 3.89m (12'9")

A superb room tastefully decorated with coving to the ceiling, a fashionable laminate floor, a door to the staircase, a radiator and a uPVC bay front window. Oak glazed interior double doors open into the kitchen.



LOUNGE

KITCHEN

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

A smart shaker style kitchen in a light dove grey finish featuring a range of base and wall mounted units. Individually designed with accent adorned walls and an open wood window incorporating display shelves allowing natural light through to the conservatory. Complementary worksurfaces incorporate a designer Blanco sink with mixer taps and tiled splash back, space for a slot in Range cooker (available by separate negotiation) with matching back plate and an overhead double extractor fan with light. There is an integrated dishwasher, plenty of storage cupboards with deep pan drawers and space for an American style fridge. The kitchen has fashionable laminate flooring continuing through to the rear Lobby.



LOUNGE

REAR LOBBY

0.99m (3'3") x 0.91m (3'0")

With a double-glazed door leading into the conservatory.

CONSERVATORY

3.61m (11'10") x 1.68m (5'6")

A pleasant conservatory with a radiator, high double glazed side windows and French double glazed doors giving views and access onto the lovely rear garden.

FAMILY BATHROOM

3.15m (10'4") x 1.75m (5'9")

A superb large bathroom rarely found in this area featuring a modern white suite comprising a back to the wall push button w.c, a slim line vanity wash hand basin with pillar style taps and a mirrored vanity cupboard over, a large panel bath with a 'J' shaped drencher head shower and a separate handset and a glass shower screen. The bathroom has mermaid boarding for ease of maintenance, a smart panelled ceiling and recess lighting. It has dual aspect windows and a chrome heated towel rail.

UTILITY AREA

Built within the bathroom providing plumbing for a washing machine and a vent for a tumble dryer set within its own specially designed cupboard.



KITCHEN



KITCHEN

FIRST FLOOR LANDING

With a wrought iron spelled balustrade.

SEPARATE W.C.

With a close coupled w.c, a corner vanity wash hand basin with tiled splash back, a radiator and a uPVC double glazed rear window.

BEDROOM ONE

3.86m (12'8") x 3.28m (10'9")

A lovely size bedroom with a cam shaped ceiling, a radiator and a uPVC double glazed front window.

BEDROOM TWO

5.82m (19'1") x 2.03m (6'8")

An extended bedroom enjoying dual aspect views including French double glazed doors to the rear. It has a radiator, a wall mounted combination central heating boiler and coving to the ceiling.

OUTSIDE

The property has a valuable concrete and block edged driveway with gravel borders and fencing to the perimeters. The rear garden has been landscaped to create a Mediterranean theme with a coloured chequered patio area with a side slate bed. A feature archway leads onto a small lawned garden well stocked with plants and shrubs. Beyond is a lovely summer house ideal for relaxing whilst newly erected fencing ensures privacy for the present owners.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the combination central heating boiler located in Bedroom Two.

DOUBLE GLAZING

The property has the benefit of uPVC framed glazing.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

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

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Helene Grove is situated in this Old Clee part of Grimsby lying just off Carr Lane. Local buses serve the area and shops are within short walking distance.



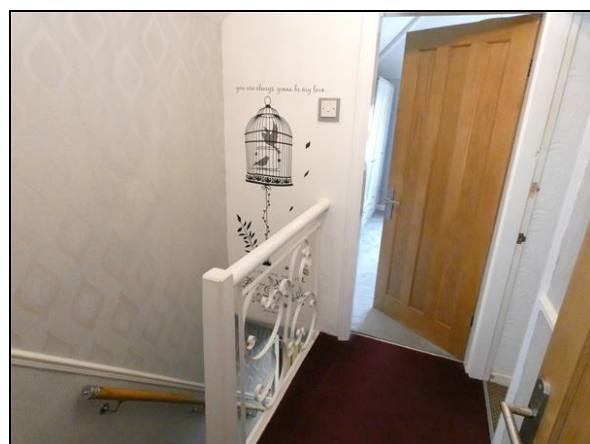
KITCHEN



CONSERVATORY



FAMILY BATHROOM



FIRST FLOOR LANDING



SEPARATE W.C.



BEDROOM ONE



BEDROOM TWO



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.

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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