

MARTIN MASLIN

7 THE MAPLES
PAR 3, HUMBERSTON
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4BT



Situated on The Maples, a select location forming part of the sought after Par 3, Humberston development. The Dewsbury is a stunning semi-detached modular home built in 2020, equipped with many extras. Cleverly designed and featuring high vaulted Entrance Hall where the staircase leads to the first floor, Cloakroom/W.C, superb Lounge/Diner with bi-fold doors leading onto the veranda and double doors opening onto the Kitchen. The Kitchen displays a range of modern grey handleless cabinets and a host of integrated Neff appliances and a washer/dryer and dishwasher. Upstairs there are three good size Bedrooms, the master with En-suite shower room, and a smart family Bathroom. The property has the advantage of a private driveway, with a Detached Garage and enjoys a lovely landscaped rear garden with covered veranda and attractive patio. Highly Recommended. EPC rating - B.

**OFFERS OVER
£239,950**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

ENTRANCE

A smart composite entrance door gives access into the Hallway.

HALLWAY

3.38m (11'1") x 2.29m (7'6")

A modern and superb hallway where the staircase leads to the first floor. Featuring a high vaulted ceiling with Velux window, ceramic tiled floor and radiator.

CLOAKROOM

A modern cloakroom with built in white vanity unit featuring a back to the wall push button w.c, a round recessed ceramic sink unit with mixer taps and a chrome heated towel rail. There is a ceramic tiled floor, useful full height built in storage cupboard and a further cupboard housing the boiler.

LOUNGE/DINER

5.74m (18'10") x 4.34m (14'3")

narrowing to 3.12m (10'3").

A stunning room with space for a sitting area and dining area, decorated in a two tone colour scheme. Bi-fold doors, with built in electric roller blinds, open perfectly onto the part covered veranda which forms part of the garden. The room features a modern grey engineered oak floor, two radiators and double doors opening into the Kitchen.

KITCHEN/DINER

3.81m (12'6") x 3.28m (10'9")

Fitted with a range of dove grey handleless cabinets with composite marble style worktops. There is a 1.5 bowl designer Quartz sink with mixer tap and matching upstands and integrated Neff appliances including a 4 ring gas hob with stainless steel back plate and overhead extractor fan, a double fan assisted oven and grill, a fridge and freezer, a washer dryer and a slimline dishwasher. The kitchen has a ceramic tiled floor providing space for a table and chairs, a radiator and there is a uPVC double glazed front window.

FIRST FLOOR

LANDING

With a deep bright stairwell offering natural light, a radiator and built in storage cupboard. There is access to the loft space and all rooms lead off as follows:-

BEDROOM ONE

3.45m (11'4") x 3.23m (10'7")

A lovely size master bedroom, attractively decorated and featuring a built in storage cupboard, a radiator and a uPVC double glazed front window.

EN SUITE SHOWER ROOM

2.36m (7'9") x 1.22m (4'0")

A good size en suite, featuring a modern built-in vanity unit with push button back to the wall W.C, round semi recessed wash hand basin with pillar style taps and a walk in double shower with thermostatic unit and roman sliding door. There is a chrome heated towel rail and a vinyl floor.



CLOAKROOM



LOUNGE/DINER



LOUNGE/DINER



LOUNGE/DINER

BEDROOM TWO

3.53m (11'7") x 2.90m (9'6")

A good size second bedroom with built in wardrobes, a radiator and a uPVC double glazed window overlooking the rear garden.

BEDROOM THREE

2.90m (9'6") x 2.13m (7'0")

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

FAMILY BATHROOM

2.34m (7'8") x 1.98m (6'6")

A modern bathroom suite in white with built in furniture featuring a back to the wall w.c, round semi-recessed wash hand basin with pillar style taps and double ended panelled bath with sensor taps, shower attachment and glass screen. There is a chrome heated towel rail and a vinyl tiled floor.

GARAGE

5.51m (18'1") x 2.97m (9'9")

A detached brick garage with power and light and up and over door.

OUTSIDE

The property has a small open plan front garden with a private Setts driveway to the side leading in turn to the garage. In the agents opinion the rear garden forms another great attraction to the property, having been landscaped for the present owners to create a lovely patio at one end of the garden. Whilst the covered veranda creates an excellent al fresco entertaining space during the summer evenings.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are all connected. broadband speeds and availability can be assessed via <https://checker.ofcom.org.uk> Central heating comprises radiators details above connect to the Ideal Logic Code combi SBESP138 combination central heating boiler located in the downstairs Cloakroom. The property benefits from dual zone thermostatic controlled heating. The property has the benefit of uPVC framed glazing with privacy screen and solar panels installed in 2020. The property has a security alarm system and the Local Authority is the North East Lincolnshire Council. Our enquiries of the Local Authority indicate the property to be in Council Tax Band - C. There is a management fee of £199 per annum. The property is Freehold- subject to Solicitor's verification and has a 10 year NHBC warranty from completion in 2020. The property is situated on the Par 3, Humberston development, a modern development lying just off Humberston Avenue.

VIEWING

Strictly by appointment through the Agents on Grimsby 311000. A walkthrough video tour is available on the Martin Maslin Website and Rightmove.



KITCHEN/DINER



KITCHEN



BEDROOM ONE



EN SUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



OUTSIDE



GARAGE



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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