

MARTIN MASLIN

13 BEVERLEY CRESCENT
HOLTON-LE-CLAY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5HG



A superb ground floor flat situated overlooking a large communal green together with a south facing rear garden providing direct access onto a private attached garage. This excellent flat is well presented throughout ideal for a first time buyer or investor ready to move straight into offered with no chain. The accommodation benefits from uPVC double glazing and a newly installed combination gas central heating boiler. Including an entrance with a smart shaker style kitchen in a light oak finish with appliances, a good size lounge with an electric wall mounted plasma fire and patio door and an inner hall serving two comfortable bedrooms and a bathroom with a white suite. Ideally placed just off Louth Road for local shops and amenities within this popular village. EPC Rating -

£83,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE DOOR

A uPVC double glazed entrance door gives access to a small port area.

KITCHEN

3.51m (11'6") x 3.30m (10'10")

A modern shaker style kitchen in a light oak finish with contrasting black speckled worksurfaces incorporating a stainless steel sink with mixer taps and tile splash back. Built in appliances include a 4 ring gas hob with pull out cooker hood and extractor fan, double fan assisted oven and grill and there is plumbing for an automatic washing machine. The kitchen has a tall larder cupboard housing the Ideal Logic combination central heating boiler and a radiator with a fretted cover. A smart grey vinyl floor provides space for a small table and chairs and adjacent is a deep cupboard, large enough to accommodate a fridge freezer.



KITCHEN

LOUNGE

4.75m (15'7") x 3.61m (11'10")

A smart room tastefully decorated featuring an accent adorned wall, wall mounted electric living flame plasma style fire, two radiators and French double glazed doors giving access onto the rear garden.



KITCHEN

BEDROOM ONE

3.51m (11'6") x 2.87m (9'5")

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

BEDROOM TWO

2.59m (8'6") x 2.54m (8'4")

With a built in wardrobe featuring sliding mirrored doors and a uPVC double glazed window overlooking the front elevation.

BATHROOM

With a white suite comprising close coupled w.c, pedestal wash hand basin and a panelled bath.



LOUNGE

OUTSIDE

GARAGE

4.93m (16'2") x 2.46m (8'1")

Featuring power and light, up and over door and a side door providing access for the rear garden.

It has an enclosed garden with a small patio, lawn and fencing to the perimeter. To the front there is a lawned and gravel area which is maintained by part of the management community.



BEDROOM ONE

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the combination Ideal Logic Plus central heating boiler located in the Kitchen.

LOCAL AUTHORITY

East Lindsey District Council.

COUNCIL TAX

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

TENURE

Leasehold - 999 years from 1 April 1984. We understand there is a management fee of approximately £18 per month to cover the costs of the communal ground maintenance by Holton Management.

VIEWING

By appointment through the Agents on Grimsby 311000.



BEDROOM TWO



BATHROOM



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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