

# MARTIN MASLIN

26 WELLOWGATE MEWS  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN32 0RY



A superb three storey town house situated just a short stroll of the Town Centre set within this exclusive gated development just off Wellowgate. Ideally suited for the young professional or an investor seeking a most spacious and individual property featuring a front and rear balcony together with an allocated parking space. Accommodation includes a private entrance hall with utility room, a master ground floor bedroom with fitted furniture and large ensuite bathroom and a staircase leads to the first floor Lounge, a large 'L' shaped room with walk on railed balcony and a smart modern Kitchen with appliances and rear door leading out onto a delightful rear terrace. There are two further double Bedrooms on the second floor and a Family Bathroom. The property is accessed through electric gates opening on to a pleasant communal gardens and is available for immediate occupation. EPC Rating - C

£120,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## GROUND FLOOR

### ENTRANCE PORCH

With a light.

### HALLWAY

**4.19m (13'9") x 2.13m (7'0")**

A good size hallway where the spindle staircase leads to the first floor having a useful cupboard under. It has a delft rack, a radiator, a uPVC double glazed front window and part glazed front door.

### UTILITY ROOM

**1.85m (6'1") x 1.57m (5'2") max**

A useful utility room with built in storage cupboards, work surface, plumbing for an automatic washing machine and a wall mounted combination central heating boiler. It has a radiator and an extractor fan.

### MASTER BEDROOM

**4.65m (15'3") to wardrobe x 3.38m (11'1")**

A large ground floor bedroom suite with fitted tailored wardrobes in a light maple finish with matching bed side tables, drawers and cabinets. It has a radiator and a uPVC double glazed front window.

### ENSUITE BATHROOM

**3.38m (11'1") x 2.08m (6'10")**

A large bathroom partly tiled with a built in vanity unit and sink, large panel bath with shower over, pedestal wash hand basin, bidet and a radiator. There is an extractor fan.

## FIRST FLOOR

### LANDING

There is a further staircase to the second floor and a uPVC double glazed rear window.

### LOUNGE

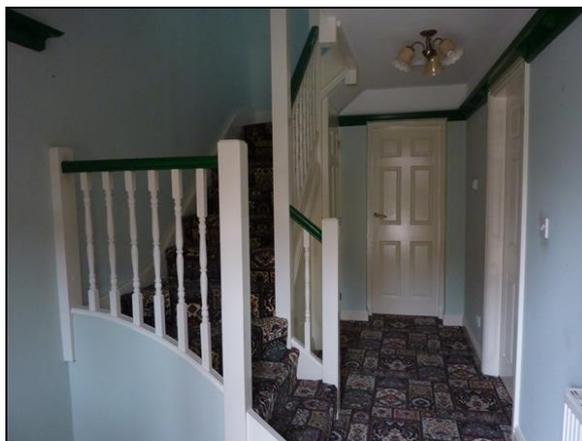
**5.03m (16'6") x 3.40m (11'2") extending to 5.69m (18'8")**

A large and spacious 'L' shaped room with two radiators, complementary delft rack and a uPVC door giving access to a small walk in railed balcony.

### KITCHEN

**3.38m (11'1") x 2.36m (7'9")**

Featuring a smart range of units in a white high gloss finish having complementary worksurfaces incorporating an acrylic 1.5 bowl sink with mixer taps and tiled splash back with underlighting to the units. A host of integrated appliances include a 4 ring gas hob with pull out cooker hood and extractor fan over, single Hotpoint oven and grill and separate integrated fridge and freezer. There is a radiator and a uPVC double glazed door providing access to a delightful walk in balcony ideal for the summer evenings.



HALLWAY



MASTER BEDROOM



ENSUITE BATHROOM



LOUNGE

## SECOND FLOOR

### LANDING

With a spelled balustrade, a radiator and a uPVC double glazed rear window.

### BEDROOM TWO

3.43m (11'3") x 3.23m (10'7") extending to 3.86m (12'8") into recess

A good size second bedroom with a radiator, access to the loft space and a large uPVC port hole feature window.

### BEDROOM THREE

3.45m (11'4") x 3.38m (11'1")

With built in triple wardrobe and open shelving, a radiator and a uPVC double glazed window.

### BATHROOM

Partly tiled with a white suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with shower over. It has a radiator and a sky light window.

### OUTSIDE

The property overlooks a residents courtyard style garden with a block paved allocated car parking space in front of the property.

### SERVICES

Mains gas, water, electricity and drainage are connected.

### CENTRAL HEATING

Comprises radiators as detailed above connected to the Biasi gas combination central heating boiler located in the Utility Room.

### 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 B.

### TENURE

Leasehold - with a term of 99 years from 2002 - awaiting Solicitors confirmation.

A ground rent of approximately £50 per annum is payable and a service charge of £650 per annum is currently payable to include buildings insurance and maintenance of communal areas.

### VIEWING

By appointment through the Agents on Grimsby 311000.



LOUNGE



KITCHEN



BEDROOM TWO



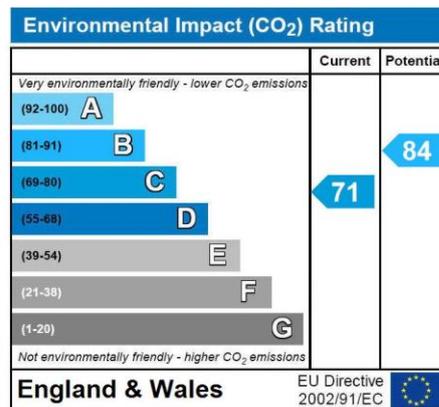
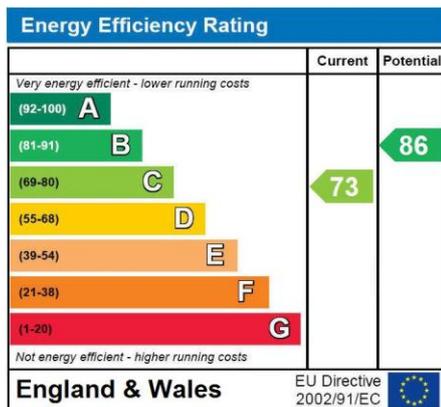
BEDROOM THREE



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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