

MARTIN MASLIN

46 BROCKLESBY AVENUE
IMMINGHAM
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN40 2AT



Situated on the ever popular Peter Ward scheme just off Habrough Road, No.46 Brocklesby Avenue was built as one of their flagship Tetbury designs and offers excellent accommodation with FIVE Bedrooms in total. With gas central heating, uPVC framed double glazing, a security system and engineered oak flooring to much of the ground floor the property comprises: Reception Hall, lovely Lounge with contemporary bio-ethanol fire, stunning 22'3 Living Kitchen extending across the rear of the house with cream shaker units, built-in appliances and plenty of space for dining and relaxing, Utility Room, Cloakroom, Landing, FIVE Bedrooms (Master with excellent ensuite Shower Room) and Family Bathroom with a white suite. The gardens are lovely with lawns, flower and shrub borders, an extended patio and a wider than average integral Garage. Viewing highly recommended. EPC Rating C

£229,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

GROUND FLOOR

RECEPTION HALL

A welcoming entrance area from where the staircase with spindle balustrade leads to the first floor. There is an engineered oak floor, a central heating radiator and a useful cloaks/storage cupboard.

LOUNGE

4.95m (16'3"into bay) x 3.23m (10'7")

A lovely room featuring a contemporary tiled plinth fireplace with an integral bio ethanol burner. There is a central heating radiator and the bay window looks out to the front of the property.

LIVING KITCHEN

6.78m (22'3") x 3.53m (11'7")

Undoubtedly the signature room of the house and featuring a range of cream shaker style wall and base cabinets with butchers block style worksurfaces incorporating a 1.5 bowl sink unit.

Built in appliances by Electrolux comprise an electric double oven, a 4 ring gas hob with stainless steel extractor canopy above, a dishwasher and a fridge freezer. French doors open to the rear garden and there is plenty of space for a good size dining table and sofas. The walls are part tiled and a full height window allows the kitchen section to enjoy plenty of natural light. There is an engineered oak floor and a central heating radiator.

UTILITY ROOM

2.49m (8'2") x 1.63m (5'4")

With a door leading out to the garden and with a range of units matching those in the Living Kitchen. Central heating radiator.

CLOAKROOM

With a white w.c. and handbasin and a central heating radiator.

FIRST FLOOR

LANDING

With a cupboard housing the Vaillant gas boiler and a pull down ladder giving access to the loft.

MASTER BEDROOM

4.39m (14'5") x 3.25m (10'8")

A lovely bedroom with a corner range of oak finish wardrobes (available by arrangement) and a central heating radiator. A door opens to the en-suite Shower Room.

ENSUITE SHOWER ROOM

A superb facility with a white suite comprising a w.c. a vanity washbasin and an oversize cubicle housing the chrome mixer shower. The walls are beautifully tiled and there is a heated towel warmer and a useful storage/display plinth which could be adapted to create a cupboard.



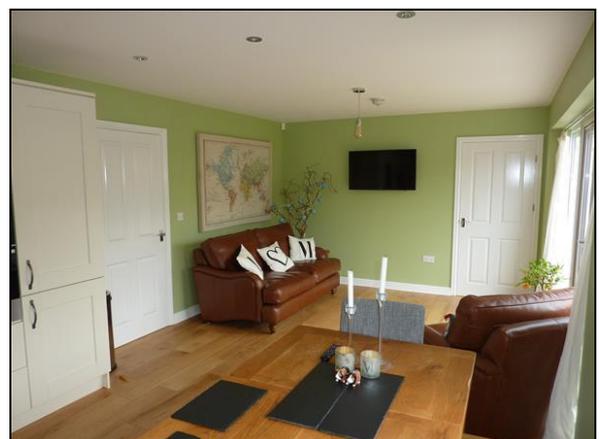
LOUNGE



LOUNGE



LIVING KITCHEN



LIVING KITCHEN

BEDROOM TWO

3.23m (10'7") x 3.15m (10'4") (4.47m (14'8"))

into recess.

Positioned at the front the house and with a central heating radiator.

BEDROOM THREE

3.25m (10'8") x 2.95m (9'8")

With a central heating radiator and a range of walnut finish wardrobes (available by arrangement).

BEDROOM FOUR

3.23m (10'7") x 2.54m (8'4")

With a central heating radiator.

BEDROOM FIVE

3.66m (12'0") x 2.21m (7'3")

With a central heating radiator.

FAMILY BATHROOM

2.54m (8'4") x 1.68m (5'6")

Featuring a white suite comprising a panel bath with a mixer shower tap and a clear shower screen, a w.c. and a pedestal washbasin. The walls are beautifully tiled and there is a heated towel warmer.

OUTSIDE

GARAGE

3.05m (10'0") x 5.26m (17'3")

A wider than average integral single garage with an up and over door and electric light and power.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Vaillant gas boiler in the cupboard on the landing.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

SECURITY

A security alarm system is installed.

NHBC WARRANTY

Constructed in 2016 the property has the benefit of the remainder of the 10 year National House Building Council warranty.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

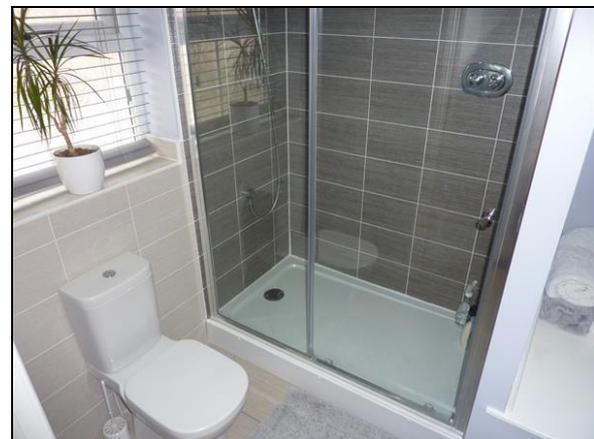
Our enquiries of the Local Authority indicate the property to be in Council Tax Band D.



LIVING KITCHEN



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Brocklesby Avenue forms part of the popular Peter Ward Development accessed via Habrough Road. Immingham Town Centre with its good range of shopping facilities is just a short drive away and the country's motorway network can be easily accessed via the A180 interchange.



BEDROOM THREE



FAMILY BATHROOM



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.



18133



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk

M619 Printed by Ravensworth 0870 112 5306