

MARTIN MASLIN

HALLCROFT HOUSE
14 THOMPSON ROAD
NEW WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4HN



Situated on Thompson Road, overlooking a pleasant green on this popular Renaissance Development lying just off Humberston Avenue a very spacious semi detached house built in 2011. Deceptive in appearance the property is designed to meet the needs of today's growing family with three levels of accommodation featuring three Bathrooms, five good sized Bedrooms, a Dressing Room and a superb open plan Kitchen. Principal features include: a welcoming Entrance Hall with Cloakroom where the staircase leads to the first floor, an excellent size Lounge with full height windows onto the garden and the superb open plan Living Kitchen with a range of high gloss cabinets with built in appliances, sitting area and an adjacent Utility Room. On the first floor there are four excellent Bedrooms (including Master Bedroom with ensuite Shower Room) and guest bedroom with built in double bunk bed and a family Bathroom. On the second floor, bedroom five is spacious with its own Landing, Dressing Room and ensuite Shower Room. Outside the gardens have been landscaped for ease of maintenance with an attractive patio and artificial lawn with access to a single Garage whilst the generous paved area to the front provides additional parking. EPC Rating - C

£279,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

ENTRANCE PORCH

A canopied front entrance porch and light.

ENTRANCE HALL

4.39m (14'5") x 2.03m (6'8")

A good size hallway accessed via the composite front door. Tastefully decorated with a designer radiator and staircase leading to the first floor with a useful open recess.

CLOAKROOM

A modern two-piece white suite comprising a close coupled w.c, a pedestal wash basin and a radiator.

LOUNGE

6.86m (22'6") into bay x 3.43m (11'3")

A lovely size family room accessed via double doors from the hallway with a uPVC double glazed front bay window, two radiators and full height picture windows overlooking the rear garden.

LIVING KITCHEN

6.91m (22'8") x 3.78m (12'5") narrowing to 2.92m (9'7")

A large and spacious open plan family room fitted with a modern black high gloss and oak veneered kitchen. Complimentary work surfaces incorporate a 1.5 bowl sink with mixer taps and matching upstands. Built in appliances include a four ring gas hob with a matching stainless steel backplate, an overhead extractor fan and light and a double Zanussi fan assisted oven and grill. The kitchen has space for an American fridge and freestanding furniture flowing through into the front family area with a wall mounted TV, a radiator and a uPVC double glazed front window.

UTILITY ROOM

1.70m (5'7") x 1.65m (5'5")

Fitted with a range of matching high gloss black cabinets with plumbing for a washing machine and a vent for a tumble drier. It has a wall mounted gas central heating boiler, a radiator and a uPVC double glazed rear door onto the garden.

FIRST FLOOR LANDING

With a radiator and a further staircase to the second floor.

MASTER BEDROOM

3.96m (13'0") x 3.40m (11'2")

An excellent master bedroom tastefully decorated with a built in dressing table with drawers beneath, a radiator and a uPVC double glazed rear window.



ENTRANCE HALL



LOUNGE



LIVING KITCHEN



LIVING KITCHEN

ENSUITE SHOWER ROOM

A modern white two piece suite comprising a close coupled w.c, a pedestal wash hand basin with pillar style tap and a separate shower cubicle with thermostatic unit and a sliding door. It has a radiator and a uPVC double glazed rear window.

BEDROOM TWO

3.43m (11'3") x 3.28m (10'9")

A lovely bedroom with fitted built in quality bedroom furniture featuring a double bunk bed with staircase and storage, a radiator and a uPVC double glazed rear window.

BEDROOM THREE

3.17m (10'5") x 2.84m (9'4")

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

BEDROOM FOUR

3.91m (12'10") x 2.16m (7'1")

With a radiator and a uPVC double glazed front window.

FAMILY BATHROOM

A modern white suite comprising a close coupled w.c, a slimline pedestal wash hand basin and a panel bath with a thermostatic shower and a glass screen. It has a radiator, tiling to dado height and a uPVC double glazed front window.

SECOND FLOOR LANDING

A pleasant landing with a spelled balustrade, a useful built in storage cupboard and a velux window.

BEDROOM FIVE

4.32m (14'2") x 3.51m (11'6")

A large double bedroom with a part sloping ceiling, a radiator and a uPVC double glazed front window.

DRESSING ROOM

2.44m (8'0") x 2.57m (8'5")

Currently used as a dressing room to bedroom five with an open plan built in wardrobe, a walk in storage cupboard and a further airing cupboard housing an unvented tank. It has a radiator and a uPVC double glazed front window.

SHOWER ROOM

A modern shower room in white comprising a close coupled w.c, a pedestal wash hand basin and a large walk in shower with a thermostatic unit with a sliding door. It has a radiator and an extractor fan.

OUTSIDE

ATTACHED GARAGE

5.18m (17'0") x 2.59m (8'6")

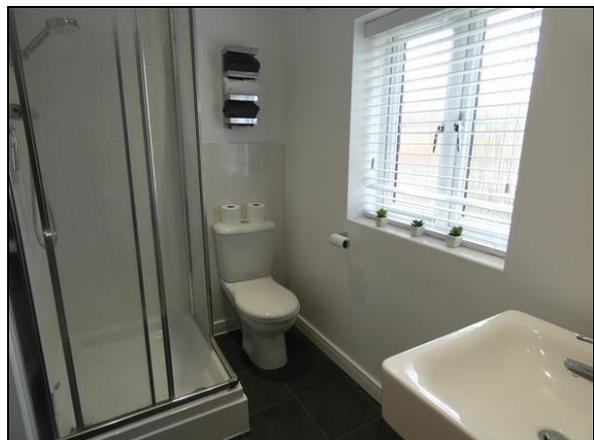
With up and over front door, power and light and a courtesy door onto the garden.



FIRST FLOOR LANDING



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO

There is a generous parking area to the front whilst the rear garden has been landscaped featuring an artificial lawn with raised borders and decking surrounded by an attractive patio area ideal for entertaining. The gardens are screened by close bordered fencing ensuring privacy for the owners.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Glowworm flexicom HX situated in the Utility Room.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

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

TENURE

Freehold - subject to Solicitors verification.

VIEWING

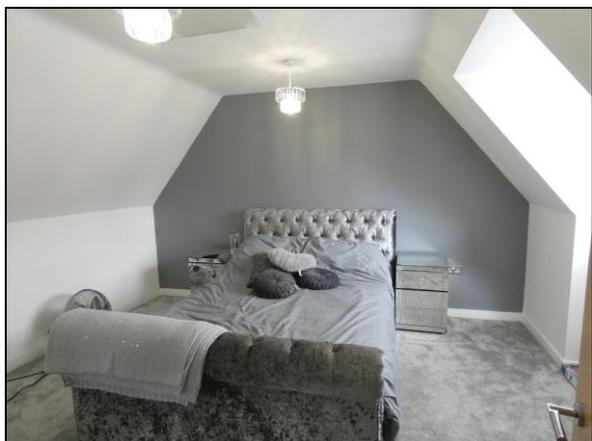
By appointment through the Agents on Grimsby 311000.



BEDROOM FOUR



FAMILY BATHROOM



BEDROOM FIVE



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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