

MARTIN MASLIN

25 MILSON ROAD
KEELBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8ES



Found in this sought after village enjoying a larger than average rear garden backing onto a paddock, this extended semi detached house offers a great opportunity with no forward chain. Home to the same family since it was built the property now requires some select updating and re-designing to suit today's modern lifestyle whilst benefitting from a gas central heating system (including an updated boiler) and uPVC double glazing. The accommodation includes a Hallway, a Lounge with a feature fireplace, an open plan Breakfast Room combining a Dining Room extending to 17'0 and a bright spacious Kitchen overlooking the rear garden. Upstairs there are three reasonable size Bedrooms and a Bathroom with a white suite. The house sits on a good size plot with an excellent driveway and a large detached brick Garage extending to 32'0 in length. Beyond is a generous and private lawned rear garden ideal for the growing family seeking that special forever home.

EPC Rating - C

£158,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

ENTRANCE PORCH

A uPVC double glazed front door with matching side panel gives access to the hallway.

HALLWAY

Where the panel staircase leads to the first floor. With a useful cupboard under, a radiator and a further double glazed side window.

LOUNGE

4.88m (16'0") x 3.25m (10'8")

A good size lounge featuring a York stone fireplace with polished display plinths. It has coving to the ceiling, a radiator and a uPVC double glazed front window.

DINING/BREAKFAST ROOM

Extending to 5.18m (17'0") in length

DINING AREA

2.74m (9'0") x 2.26m (7'5")

With coving to the ceiling and a radiator.

BREAKFAST ROOM

3.28m (10'9") x 2.74m (9'0")

Forming an open plan area to the dining area and kitchen. It has a built-in understairs storage cupboard, a further purpose built cupboard and a wall mounted gas heater. There is a wall mounted central heating boiler and a double glazed door onto the driveway.

KITCHEN

4.75m (15'7") x 2.13m (7'0")

A bright kitchen fitted with a range of base and wall mounted units having complementary worksurfaces with a stainless steel sink and mixer taps. There is space for a slot in freestanding cooker, coving to the ceiling and two uPVC double glazed windows overlooking the rear garden.

FIRST FLOOR

LANDING

With a uPVC double glazed side window and access to the part boarded loft space.

BEDROOM ONE

4.09m (13'5") x 2.84m (9'4")

With a radiator, built-in wardrobes and a double glazed front window.

BEDROOM TWO

3.48m (11'5") x 3.35m (11'0")

With a built-in airing cupboard housing the hot water cylinder, a radiator and a uPVC double glazed rear window.



HALLWAY



LOUNGE



LOUNGE



DINING/BREAKFAST ROOM

BEDROOM THREE

3.10m (10'2") x 2.18m (7'2") (including over stairs bulk head cupboard)

It has a radiator and a double glazed uPVC front window.

BATHROOM

2.39m (7'10") x 1.75m (5'9")

A good size bathroom with a white suite comprising a low flush w.c, a pedestal wash hand basin and a panel bath. It has tiling to dado height, a radiator and a double glazed window.

OUTSIDE

DETACHED GARAGE

9.75m (32'0") x 3.07m (10'1")

A large extended detached brick garage with power and light, an up and over door, a side window and a courtesy side door.

The front garden is neatly laid to lawn set behind a brick and coping stone wall boundary. A generous concrete driveway is accessed through double gates in turn to the garage. In the Agents opinion the rear garden forms one of the main attractions enjoying a larger than average plot with rear views onto a small pleasant paddock. Featuring a good size lawn with raised flower borders, a timber shed, a green house and hedging providing privacy for the present owner.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the central heating boiler located in the Breakfast Room.

DOUBLE GLAZING

The property has the benefit of uPVC framed glazing.

LOCAL AUTHORITY

West Lindsey District Council.

COUNCIL TAX

Our enquires of the Local Authority indicate the property to be in Council Tax Band B.

TENURE

The property is Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



DINING AREA



BREAKFAST ROOM



KITCHEN



BEDROOM ONE



BEDROOM TWO



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.



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