

MARTIN MASLIN

CHANDLERSFORD
171 CARR LANE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 8JF



Situated on Carr Lane, an absolutely superb example of how good a refurbished 1930's detached house can be. Sympathetically restored throughout, retaining some original features with every wall skimmed or replastered to produce a beautiful quality finish and decorated in subtle Farrow and Ball colour schemes. Noteworthy features include a lovely designer Karndean floor in the Kitchen, marble tiling to the Bathrooms, complementary chrome beehive internal handles and newly installed flush close uPVC windows. An internal viewing will reveal a lovely inviting Hallway with modern Cloakroom and W.C, an elegant bay-windowed Sitting Room. A stunning Dining Kitchen with French style doors onto the garden featuring a smart range of dark navy shaker style cabinets in a wood grain finish with integrated appliances and quality tiling. Upstairs there are three excellent size Bedrooms, two and doubles with dual aspect, and a luxury marble tiled Bathroom with a white suite and modern Anthracite grey furniture. The property enjoys a large rear garden extending to 150 foot in length, with summer house, garage and high gates revealing a generous driveway. Highly recommended EPC Rating - D

£265,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A smart front portico with composite front door gives access to the entrance hall.

ENTRANCE HALL

A lovely shaped hallway, where the balustrade and spindle staircase rises to the first floor, cleverly designed to incorporate a recessed alcove and storage cupboard under the stairs. There is coving to the ceiling, a radiator and a uPVC double glazed side window.

CLOAKROOM

A large modern cloakroom, featuring a white suite with moulded offset sink, pillar style mixer taps and back to the wall w.c. Smart built in furniture incorporates the combination boiler. There is a concealed chrome heating towel rail and uPVC double glazed side window.

SITTING ROOM

4.27m (14'0") into bay x 4.39m (14'5")

A beautiful room, tastefully decorated in subtle Farrow and Ball colour schemes, retaining the original moulded ceiling coving and rose. Featuring a lovely traditional cast iron and tiled open fireplace, set on a raised marble hearth, with a radiator, a uPVC double glazed side window and a further deep uPVC bay front window.

OPEN PLAN DINING KITCHEN

4.39m (14'5") max x 5.49m (18'0") max.

A superb and well designed kitchen, fitted in a dark navy shaker style finish, complemented by white mirror chip worktops and antique style brick bond tiling. It has a ceramic sink with a swan neck mixer tap unit and plenty of power points. A host of integrated appliances include a split integrated fridge and freezer, a built in dishwasher and washing machine. The Range Master cooker (is available by separate negotiation) and there is an extractor fan with lighting over. The kitchen features a designer Karndean floor flowing through into the dining area.

The dining area is tastefully decorated in a matt white finish with coving to the ceiling and features a uPVC window and further French double glazed doors which give views and access onto the extensive rear garden.

FIRST FLOOR

LANDING

With a spelled balustrade, coving to the ceiling uPVC double glazed side window and loft access. All rooms lead directly off as follows:

MASTER BEDROOM

4.37m (14'4") x 3.66m (12'0")

A lovely bright dual-aspect room, tastefully decorated with coving to the ceiling and featuring an ornate cast iron fireplace. It has a radiator and a deep bow uPVC window overlooking the front garden.



ENTRANCE HALL



CLOAKROOM



SITTING ROOM



SITTING ROOM

BEDROOM TWO

3.61m (11'10") x 3.28m (10'9")

Another good size double bedroom, enjoying dual aspect views, tastefully decorated with coving to the ceiling and a radiator.

BEDROOM THREE

3.05m (10'0") x 2.16m (7'1") maximum

A good size third bedroom, tastefully decorated with coving to the ceiling, a radiator and a uPVC double glazed window overlooking the rear garden.

BATHROOM

A luxury bathroom with modern fittings featuring marble tiling to the walls and floor and white suite with Anthracite grey built in furniture. Comprising a back to the wall push button w.c, moulded off set wash hand basin with pillar style tap, panel bath with shower attachment and a glass screen. There is a chrome heated towel rail and a uPVC double glazed side window.

OUTSIDE

The property stands well back from the road and enjoys a good size lawned front garden with plants and shrubs set behind a brick and wrought iron railed boundary. A generous paved driveway with double gates screens the detached garage.

GARAGE

7.21m (23'8") x 2.54m (8'4")

With power, light and double doors.

Another great asset to the property is the surprisingly large mature garden, extending to approximately 150 foot from the back of the house. Designed with a two tier lawn and well stock with a variety of rose trees, plants and shrubs, it has a pathway to one side and steps leading onto a further raised lawned garden with summerhouse and small fruit orchard. The gardens are well screened by panel fencing to the perimeters, ensuring privacy for the present owners.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

The radiators are connected to the Ideal Logic combination central heating boiler located in the Downstairs Cloakroom.

DOUBLE GLAZING

The property has the benefit of newly installed flush close uPVC windows set into the frames.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

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



OPEN PLAN DINING KITCHEN



DINING AREA



DINING AREA



LANDING

N.B. AGENTS NOTE

The property was re-roofed in 2020 and the side external paintwork was professionally decorated in a Little Green Old Tom Eggshell Colour.

TENURE

Freehold - subject to Solicitor's verification.

VIEWING

Strictly by appointment through the agents on Grimsby 311000.



MASTER BEDROOM



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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