

MARTIN MASLIN

28 SOUTHWOLD CRESCENT
SCARTH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3AF



Found tucked away in one corner overlooking a pleasant green, in this sought after residential area, a superb end link house which enjoys an unusually large rear garden perfect for outdoor entertaining. Beautifully updated, the property benefits from an insulated Sun Room with a new tiled roof, recently installed Solar Panels, a large insulated loft room and burglar alarm. The accommodation includes an Entrance Hall, an attractive Lounge Diner, an insulated uPVC conservatory and a smart fitted Kitchen in a high gloss finish with built in appliances. Upstairs there are three generous Bedroom and a fully tiled bathroom with white suite and shower over bath. The extensive south facing gardens include patio areas with decking, lawns and featuring a wonderful large enclosed sitting area/ bar with an outdoor kitchen including pizza oven and barbecue, perfect for al fresco entertaining. This wonderful home with many extras must be viewed to be fully appreciated. EPC Rating -C.

£165,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE HALL

3.86m (12'8") x 2.08m (6'10")

A composite front door gives access to the entrance hall where a staircase leads to the first floor. It has a laminate floor, a radiator, an understairs storage cupboard and a uPVC double glazed side window.

LOUNGE DINER

7.19m (23'7") x 3.17m (10'5")

narrowing to 2.69m (8'10") in dining area.

A lovely modern room featuring an attractive cream fire surround with conglomerate inlay and hearth housing a living flame fire. It has coving to the ceiling, a radiator and a uPVC double glazed front window. The laminate floor continues through into the dining area with a further radiator. Meanwhile sliding double glazed patio doors allow access into the Sun Lounge.

SUN LOUNGE

3.15m (10'4") x 2.13m (7'0")

A pleasant room (currently set up as a home hairdressing service), offering versatility, with a new tiled roof, extra insulation and modern flooring. It has low panoramic uPVC windows overlooking the gardens and French double glazed doors.

KITCHEN

3.17m (10'5") x 2.54m (8'4")

A smart fitted modern kitchen in a high gloss cream finish. Complementary work surfaces incorporate a designed resin sink with mixer taps and tiled splash back. Built in appliances include a four ring gas hob with overhead extractor fan and light, a single electric oven and grill, plumbing for a washing machine and a concealed gas central heating boiler. The kitchen has a uPVC double glazed rear window overlooking the rear garden and further double glazed exterior door.

FIRST FLOOR

LANDING

With uPVC double glazed side window and coving to the ceiling. It has access to a large boarded loft with extra loft insulation recently added.

BEDROOM ONE

3.96m (13'0") x 2.51m (8'3") to wardrobes

A lovely bedroom with an accent adorned wall and a range of attractive cream fronted built in wardrobes along one wall. There is a radiator, a laminate floor and a uPVC double glazed front window.

BEDROOM TWO

3.15m (10'4") x 3.00m (9'10")

Another good size double bedroom with laminate flooring, a radiator and a uPVC double glazed rear window.

BEDROOM THREE

2.92m (9'7") x 1.96m (6'5") including an over-stairs bulkhead cupboard.

A good size third bedroom with a useful built in storage cupboard with drawers beneath, a laminate floor, a radiator and a uPVC double glazed front window.



ENTRANCE HALL



LOUNGE DINER



LOUNGE DINER



SUN LOUNGE

FAMILY BATHROOM

2.31m (7'7") x 1.63m (5'4")

A modern, fully tiled bathroom suite in white, comprising close couple w.c, a pedestal wash hand basin and a 'p' shaped bath with shower and thermostatic unit over. It has a curved glass screen, overhead extractor fan, chrome heated towel rail and a uPVC double glazed window.

OUTSIDE

The property is tucked away in the corner of this pleasant green, occupying an unusually large garden. In the Agent's opinion the rear garden is one of the property's main attractions, including a wonderful enclosed covered entertaining area, well designed with an outdoor kitchen and delightful relaxing area with home bar and seating area measuring 16'3" x 10'5". The gardens include further pleasant patio areas with sweeping pathways, a shaped lawn and further decking to the side of the conservatory. It has a mature hedge with fencing to ensure privacy for the present owners.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected. Broadband speeds and availability can be accessed via <https://checker.ofcom.org.uk>. Central heating comprises radiators detailed above connected to the compact HE combination central heating boiler. The property has the benefit of uPVC framed double glazing. A security alarm system and solar panels are installed at the property. The local authority for this property is North East Lincolnshire Council and our enquires of the Local Authority indicate the property to be in Council Tax Band - B. The property is Freehold - subject to Solicitor's verification and viewing is strictly by appointment through the Agent's on Grimsby 311000. A video walkthrough viewing is available to view on Rightmove and our own Martin Maslin website. Southwold Crescent occupies a pleasant position overlooking a small green. Local shops and schools are within the vicinity and regular buses serve the area.

NB AGENTS NOTE

The property has a proposed plans for a single storey extension and alterations to extend a Study, Lobby and W.C. Further details can be obtained via our office.



KITCHEN



BEDROOM ONE



BEDROOM TWO



FAMILY BATHROOM



BEDROOM THREE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



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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