

# MARTIN MASLIN

PLOT 2 YARDY COURT  
REAR OF ANNE ASKEW HOUSE  
SOUTH MARSH ROAD  
STALLINGBOROUGH  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN41 8BE



As agents we are delighted to offer this brand new superb property in a small select development currently in the course of construction, found nestling on the village boundary. Built by Ian Short Developments, this showhome is finished to an extremely high standard including a fabulous size Living Kitchen with dining and entertaining areas, four Bedrooms (two with en suite shower rooms) and a large Family Bathroom. The property enjoys a large integral garage and block paved driveway. Early viewing is highly recommended to appreciate the overall space of these high specification homes set on good size mature plot.

£425,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## ENTRANCE

A composite front entrance door with matching side panels gives access into the Entrance Hall.

## HALLWAY

3.51m (11'6") x 2.74m (9'0")

With a return staircase leading to a part galleried first floor landing.

## CLOAKROOM

2.24m (7'4") x 1.85m (6'1")

Comprising w.c. and vanity with wash hand basin.

## LOUNGE

6.35m (20'10") x 4.47m (14'8")

A good size room with sliding uPVC double glazed patio doors onto the rear garden.

## LIVING KITCHEN

5.79m (19'0") x 3.73m (12'3")

Accessed via double doors from the Hallway. A bright and spacious kitchen to be fitted with a range of base and wall mounted units, including a centre island with built in appliance. Further sliding uPVC double glazed patio doors lead onto the garden.

## DINING AREA

8.64m (28'4") x 4.09m (13'5")

## UTILITY ROOM

3.61m (11'10") x 1.96m (6'5")

With a range of units and a sink.

## FIRST FLOOR

### LANDING

A spacious landing.

### BEDROOM ONE

6.83m (22'5") x 5.18m (17'0") max into bay.

A lovely room with double glazed French doors onto a Juliet balcony.

### EN SUITE SHOWER ROOM

2.69m (8'10") x 1.45m (4'9")

To be fitted with a w.c, vanity wash hand basin and shower cubicle.

### BEDROOM TWO

5.92m (19'5") x 4.09m (13'5")

With ensuite shower room.

### EN SUITE SHOWER ROOM

2.39m (7'10") x 1.85m (6'1")

With Velux window.

### BEDROOM THREE

4.11m (13'6") x 3.71m (12'2")

### BEDROOM FOUR

3.66m (12'0") x 3.53m (11'7")



ENTRANCE



HALLWAY



LOUNGE



LIVING KITCHEN

### FAMILY BATHROOM

3.45m (11'4") x 3.07m (10'1")

To be fitted with a w.c, a vanity wash hand basin and a shower cubicle.

### INTEGRAL GARAGE

6.55m (21'6") x 3.91m (12'10")

With a personal doors to the hallway and garden and an up and over front door.

### OUTSIDE

The property will have a low threshold door access and block paved driveway leading to the garage. There will be a pathway around the house and a patio to the rear. The lawn areas will be seeded once construction works have been completed.

### SERVICES

Mains gas, water, electricity and drainage will be connected. Broadband speeds and availability can be assessed via <https://checker.ofcom.org.uk>

### CENTRAL HEATING

The property will benefit from underfloor heating to the ground floor with radiators to the first floor connected to the boiler.

### DOUBLE GLAZING

The property will have the benefit of uPVC double glazing.

### LOCAL AUTHORITY

North East Lincolnshire Council.

### COUNCIL TAX

TBC

### TENURE

Freehold - subject to Solicitor's verification.

### VIEWING

Strictly by appointment through the Agent's on Grimsby 311000.

### LOCATION AND AMENITIES

Yardy Court is situated to the rear of Anne Askew House, located on South Marsh Road.

### BUILDING WARRANTY

The property will be covered by a 10 year certificate of inspection of a domestic structure provided by Sutherland Consulting, Market Rasen, Lincolnshire.

### AGENTS NOTE

Some of the images as seen in the brochure are of PLOT 1 Yardy Court and are given as an indication of the property's internal features, details are NOT EXACT.



LIVING KITCHEN



DINING AREA



DINING AREA



UTILITY ROOM





FIRST FLOOR



LANDING



BEDROOM ONE



EN SUITE SHOWER ROOM



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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