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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Marshall Avenue

Grimsby
DN34 4AH

£199,950

Step into the grandeur of this one-of-a-kind, four-bedroom detached house, where period charm meets modern luxury. The elegant entrance porch leads to a stunning entrance hall with beautiful parquet flooring, setting the tone for the rest of the property. Two spacious reception rooms with bay windows flood the interior with natural light, while a bright conservatory extension and large modern kitchen dining room create the perfect spaces for relaxation and entertaining. A cloakroom on the ground floor adds convenience. Upstairs, four double bedrooms offer ample space for family and guests, with a luxurious bathroom featuring a jacuzzi bath. The private and secure gardens are a true haven, with immaculately presented front and south-west facing rear areas boasting an extensive patio perfect for alfresco dining and raised gravel beds adding a touch of elegance. A converted garage now serves as a functional office with a rear timber extension providing

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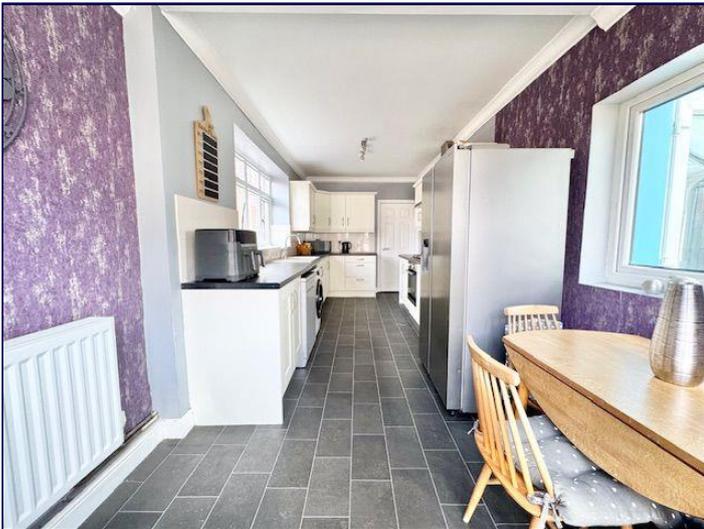
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Entrance porch

3' 1" x 3' 0" (0.93m x 0.91m)

A short porch with frosted uPVC door from the front and a second one into the hallway provides a private area to greet guests.

Entrance hall

7' 11" x 17' 6" (2.42m x 5.34m)

A stunning period hallway boasts original Parquet wood floor, original plate rail and coving mixed with modern grey decor, frosted porthole style frosted window, under stairs storage, radiator and pendant light.

Lounge

13' 11" x 13' 11" (4.25m x 4.24m)

The lounge is a good sized and of square proportion with uPVC bay window to one side with further light coming from the uPVC doors to the conservatory. The room has grey carpet but with underneath being more original Parquet flooring, the decor is grey with a feature wall to original coving, there are two wall lights, pendant light and radiator.

Second reception room

11' 11" x 15' 7" (3.64m x 4.76m)

Currently used as a games room with pool table this room is actually the largest reception room and also has original wood Parquet flooring underneath the grey carpet. The room also has

another uPVC bay window to the front, two tone grey decor to original coving and dado rail, radiator and pendant light.

Conservatory

13' 1" x 10' 5" (4.00m x 3.17m)

A simple conservatory extension has uPVC French doors to the rear garden and from the lounge, glazed windows and doors with blue decor and grey carpet.

Kitchen diner

21' 0" x 8' 2" (6.40m x 2.48m)

The kitchen has a generous range of cream wall and base units with black work top and cream sink drainer over. There is cream splash back tiling, grey and purple decor to coving and grey tile effect vinyl flooring. The kitchen has integral appliances including electric oven, gas hob with extractor over, space for washing machine, dishwasher and tall fridge freezer, two uPVC windows, uPVC stable door and windows to the rear, space for dining table radiator, down lights and ceiling light.

Cloakroom

6' 4" x 6' 0" (1.94m x 1.83m)

A convenient ground floor cloakroom has WC and sink tile effect vinyl flooring, blue decor, frosted uPVC window and ceiling light.

Stairs and landing

The stairs turn 180 degrees past a frosted uPVC window and have grey decor with feature wall to original coving and plate rail, grey carpet and pendant light.

Bedroom One

12' 0" x 15' 9" (3.65m x 4.79m)

The largest bedroom is to the front of the property and is currently used as a double office and has uPVC window to the front, built in wardrobes, grey carpet, and blue and white decor radiator, coving and pendant light.

Bedroom Two

13' 9" x 13' 11" (4.20m x 4.24m)

A second large double bedroom has a generous range of built in storage cup boards and dressing table, there is uPVC windows, cream and purple decor to coving, grey carpet, radiator, and pendant light.

Bedroom Three

11' 11" x 8' 2" (3.62m x 2.50m)

A third double bedroom has uPVC window and blind, white decor with feature wall to coving, radiator, pendant light and grey carpet.

Bedroom Four

9' 10" x 7' 9" (3.00m x 2.36m)

The smallest double room has uPVC window to the side, cream and purple decor, grey carpet, coving, pendant light and radiator

Family Bathroom

8' 5" x 5' 8" (2.56m x 1.73m)

The bathroom has Jacuzzi corner bath with vanity sink and WC plus shower over the bath. The room has half grey slate effect tiled walls with splash back boarding to the shower area and white decor, grey vinyl flooring, frosted uPVC window, chrome towel radiator and ceiling lights.

Rear garden

The enclosed private south west facing rear garden is immaculately presented with well laid and decorative paving with raised gravel borders which could be planted up if required but remain low maintenance. There is a astro turf lawn area and timber built area for a BBQ to one side of the garden with a home built timber bar neatly tucked in behind the garage and shed. Two iron gates lead to the front with timber gate leading out to the driveway

with space for one car on open fronted driveway. The rear garden has a combination of wall and tall timber fencing to all sides.

Front and side garden

The front and side are immaculately presented with neat slab paths edged with block paving leading from the front timber gate to the two iron side gates to the rear and front door. The garden areas are all laid with panda gravel and enclosed by a waist high wall that curves around the corner plot.

Outbuilding 1 / Garage

9' 5" x 14' 4" (2.88m x 4.36m)

Converted from the old garage with the original entrance blocked, the former garage is now a generously sized office with electric and light with uPVC window to the front. The room has cream decor and could easily be converted back to a garage if required.

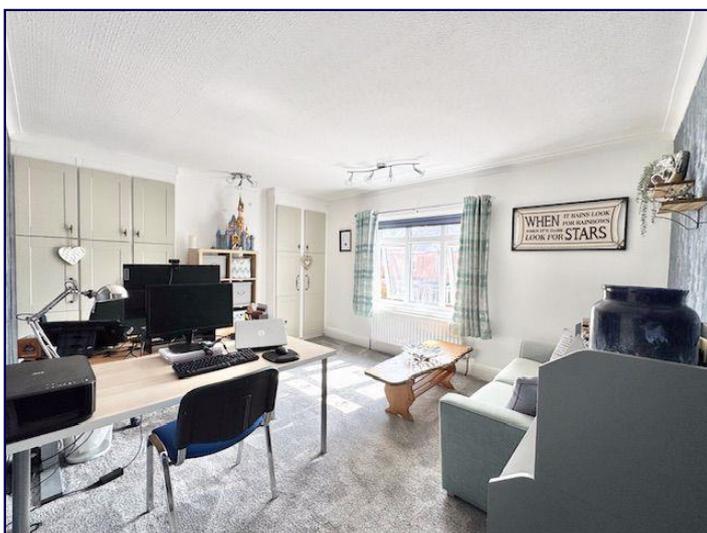
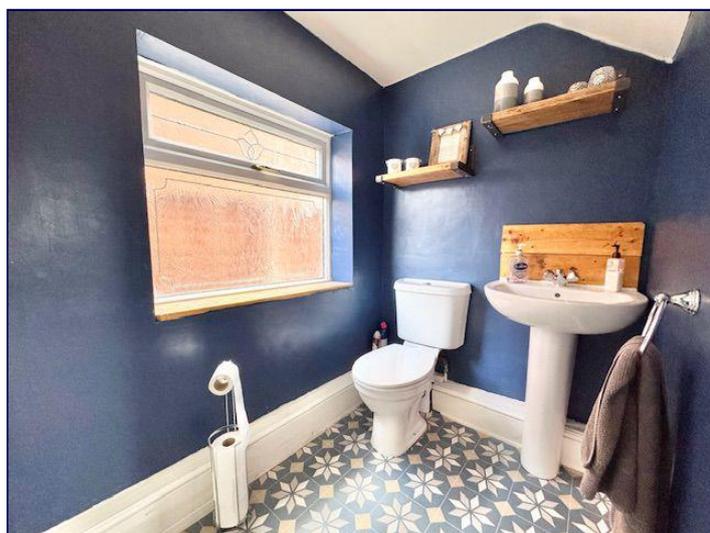
Outbuilding 2

9' 5" x 10' 0" (2.88m x 3.04m)

A timber shed has been built and attached to the brick garage with access through the garage to it. The room has uPVC window, blue decor and ceiling lights.

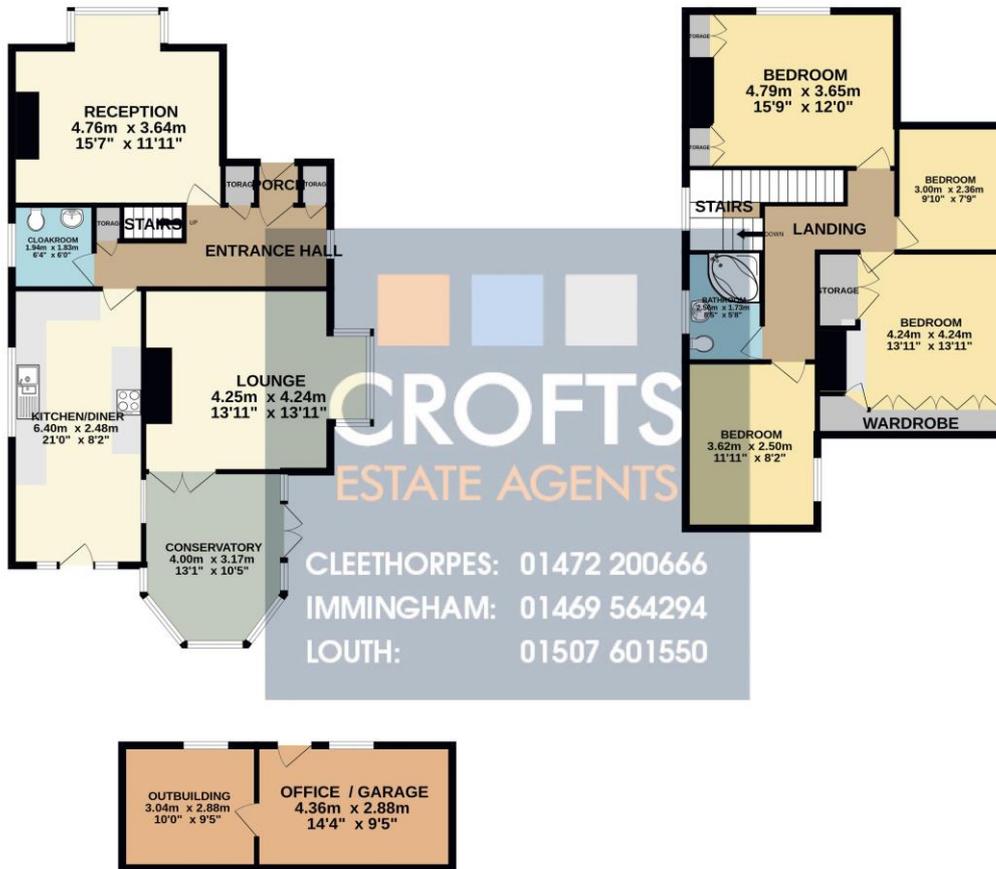
Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.



GROUND FLOOR
105.4 sq.m. (1134 sq.ft.) approx.

1ST FLOOR
69.0 sq.m. (743 sq.ft.) approx.



TOTAL FLOOR AREA: 174.4 sq.m. (1877 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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