



# CHOICE PROPERTIES

*Estate Agents*

Marlbro House Holton Road,  
Grimsby, DN36 5LR **Reduced To £499,950**



Choice properties are delighted to bring to the market this impressive and expansive four bedroom (1 en-suite) detached family home, situated in the most sought after location, set back from the road, standing proudly upon an attractive and generously sized plot featuring well tended gardens and detached double garage. This stunning property further benefits from two reception rooms, stylish open plan kitchen/dining room and has been presented to an immaculate standard throughout. The property also has the additional benefit of solar panels with battery storage. Early viewing is highly advised!

Offering generously proportioned rooms throughout with an exceptional layout, the abundantly bright and beautifully maintained accommodation comprises:-

#### **Hallway**

12'9" x 7'10"

Enter via uPVC double glazed composite entrance door to the front aspect, staircase to the first floor with featured push to open storage incorporated.

#### **Reception room**

15'7" x 12'11"

Abundantly light reception room with large uPVC double glazed bay window to the front aspect, coal fire set into featured marble effect surround with wooden mantle, TV Aerial point.

#### **Sitting room**

15'1" x 10'11"

Large uPVC double glazed bay window to the front aspect, TV Aerial point, telephone point.

#### **Open plan Kitchen/Dining room**

##### **Kitchen**

8'10" x 27'2"

Fitted with the most stylish range of wall and base units with complimentary worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer tap, integral 'Neff' cooker with four ring induction hob and featured stainless steel extractor hood over, integrated microwave, larder fridge, freezer and dishwasher, marble effect tiled flooring, partly tiled walls, breakfast bar, inset spot lights to the ceiling, door to the utility room, opening into:-

##### **Dining room**

15'2" x 11'7"

Spacious and beautifully designed dining room or further seating area, marble effect tiled flooring, TV Aerial point, inset spot lights to the ceiling, featured Bi-fold doors to the side and rear aspects opening out onto the beautifully tended gardens.

##### **Utility room**

7'10" x 5'0"

With plumbing for a washing machine, space for a tumble dryer, pedestrian door to the side aspect, marble effect tiled flooring, door to:-

##### **Downstairs w.c.**

2'11" x 6'9"

Fitted with a modern two piece suite comprising wash hand basin set into featured vanity unit, dual flush w.c., uPVC double glazed window to the rear aspect.

##### **Landing**

15'6" x 7'3"

With uPVC double glazed window to the front aspect, doors to all bedrooms and family bathroom.

##### **Bedroom 1**

27'11" x 11'4"

Remarkably spacious master bedroom with uPVC double glazed window to the front aspect, stylish wall to wall built in wardrobes and drawer unit with space for TV over, inset spot lights to the ceiling, two velux windows with remote control access, built in dresser unit, door to:-

##### **En-suite shower room**

8'8" x 4'9"

Fitted with a modern three piece suite comprising large shower cubicle with main shower over, wash hand basin and dual flush w.c. set into featured vanity unit, stylish tiled splash backs, chrome heated towel rail, uPVC double glazed window to the side aspect.

##### **Bedroom 2**

11'11" x 13'7"

Spacious double bedroom with uPVC double glazed window with uPVC double glazed window to the front aspect, built in wardrobes, TV aerial point.

##### **Bedroom 3**

12'7" x 8'9"

Spacious double bedroom with uPVC double glazed window to the rear aspect, built in wardrobes.

#### **Bedroom 4**

11'10" x 8'7"

Spacious double bedroom with uPVC double glazed window to the front aspect, built in wardrobe.

#### **Family bathroom**

9'0" x 10'5"

Fitted with a modern four piece suite comprising panelled jacuzzi bath, large shower cubicle with mains shower over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., vanity mirror, heated towel rail, tiled splash backs, inset spot lights to the ceiling, uPVC double glazed window.

#### **Driveway**

Spacious paved driveway providing ample parking for multiple vehicles including a caravan/motorhome. The driveway is fronted with wrought iron gates to both entrances.

#### **Detached double garage**

16'8" x 16'1"

Spacious detached garage with electric roller doors to both front and rear aspects, power and lighting, fully boarded roof space, pedestrian door to the side aspect.

#### **Garden**

The property sits proudly upon a well tended and generously sized plot. To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is neatly laid to lawn and also featured a paved patio seating area which is perfect for relaxing in the sunshine, outdoor dining/entertainment and is the ideal location for a hot tub. The garage can be accessed via the rear garden through the pedestrian door to the side. To the front of the property is another lawned section which is adorned with abundance of established plants, trees and shrubbery.

#### **Tenure**

Freehold.

#### **Council tax band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band E.

#### **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

#### **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

#### **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
2201 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

Exit Louth via Grimsby Road and head on the A16 towards Grimsby. Continue on this road for 9 miles then turn right onto Station Road. Continue on this road for 1.5 miles then turn left onto Houlton Road. Continue on this road for a short while and you will find the property on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

