



## Millbrook 14 The Maples Humberston, Grimsby, North East Lincolnshire DN36 4BT

Situated on the popular Par 3 Development which is located off Humberston Avenue within easy reach of both Humberston and New Waltham village centres. The contemporary styled accommodation includes: Entrance hall, large cloak/wc, excellent sized living dining kitchen, utility room and a lovely formal lounge to the ground floor. To the first floor there are four good sized bedrooms one with an en suite shower room plus a family bathroom/wc. The property has the benefit of the iconic SOUTH FACING verandah which is ideal for outside entertaining plus the double garage with the playroom/home office above. Millbrook stands on a wide plot with the fore garden being set behind a maple hedge and a superb enclosed rear garden with additional entertaining areas.

**£449,000**

- CONTEMPORARY STYLED DETACHED FAMILY HOME
- LOUNGE
- LIVING DINING KITCHEN
- UTILITY & CLOAKS/WC
- FOUR BEDROOMS
- EN SUITE & BATHROOM/WC
- DOUBLE GARAGE WITH STUDIO ABOVE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- WIDE PLOT



## REAR ELEVATION PHOTO



## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

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## NAME PLAQUE



## EYE CATCHING FRONT PORCH

This oak framed entrance porch leads into the main house.

## ENTRANCE HALL

Approached via a large entrance door having opaque double glazed window, this entrance hall has high ceilings inset with spot lights, stylish oak flooring and radiator.



## CLOAKS/WC

A larger than average cloakroom fitted with a vanity unit including a semi recessed sink and a concealed wc. Heated towel rail. Inset spot lights to ceiling. Heated towel rail.



## LIVING DINING KITCHEN

19'5" x 14'11" (5.93 x 4.55)

With views over the rear garden via double glazed bi folding doors, this bright and airy room has a tiled floor and inset spot lights to ceiling. The kitchen area is fitted with a range of Navy units incorporating two electric ovens, a gas hob with a stainless steel extractor above plus an integrated dishwasher and fridge, freezer. The contrasting work surfaces are inset with resin sink unit. To complete the kitchen area is a matching island/breakfast bar which has matching navy units. Tiled flooring. Radiator.



## LIVING DINING KITCHEN



## LIVING DINING KITCHEN



## UTILITY ROOM

6'4" x 6'5" (1.95 x 1.98)

Fitted again with navy units having contrasting work surfaces with space beneath for washing machine etc. The Ideal boiler is concealed in a matching wall unit. Tiled flooring. Double glazed opaque glazed door.



## LOUNGE

14'2" x 19'4" (4.32 x 5.9)

This excellent sized formal lounge again has double glazed bi folding doors which opens onto the rear verandah together with a stylish oak floor and two radiators. The focal point of this room is the modern fire surround which is inset with a black cast iron wood burner.



## LOUNGE



## FIRST FLOOR

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## LANDING

The spacious landing has an opaque double glazed window, radiator and inset spot lights to ceiling. Cupboard which houses the hot water tank.



## BEDROOM 1

15'2" x 11'4" (4.64 x 3.47)

This principle bedroom has double glazed french doors to the rear elevation and radiator. Door leads into the en suite



## BEDROOM 1



## EN SUITE

6'9" x 7'1" (2.06 x 2.16)

Fitted with a larger than average tiled shower area having a twin headed shower and a glass screen to the front plus a white vanity unit including a semi recessed sink and a concealed wc. Tiled splash backs. Inset spot lights to ceiling. Heated towel rail. Opaque double glazed window. Vinyl flooring.



## BEDROOM 2 (REAR)

11'3" x 11'2" (3.43 x 3.41)

Double glazed french doors to the rear elevation and radiator.



## BEDROOM 3 (REAR)

11'3" x 8'10" (3.44 x 2.70)

Double glazed french windows and radiator.



#### BEDROOM 4

8'9" max x 11'3" (2.69 max x 3.43)

Fitted with a range of white wardrobes which provide excellent hanging space, double glazed french doors and radiator.



#### FAMILY BATHROOM

7'1" x 7'0" (2.18 x 2.14)

Having a suite in white including a panelled bath with a shower and a glass screen above and a vanity unit comprising a recessed sink and a concealed wc. Vinyl flooring. Heated towel rail. Opaque double glazed window.



#### OUTSIDE

Attached to the main house is an electric car charger.

#### DOUBLE GARAGE & STUDIO

This property is being sold with the very popular double garage with the studio above.



#### DOUBLE GARAGE

17'5" x 16'0" (5.31 x 4.88)

Having an electric door to the front, light and power. There is a personal door which leads to the staircase and in turn to the studio above.

#### STUDIO



## STUDIO

19'3" x 17'4" (5.88 x 5.3)

Having access via a uPVC external door or from the double garage this useful studio has a sloping ceiling, double glazed window, light and power.



## THE GARDENS

A must-see, boasting a wonderfully private rear garden with no overlooking properties. This property stands on a wide plot with the fore garden being set behind a laurel hedge, a block paved driveway leads through double gates to the garage at the rear. The enclosed SOUTH faced rear garden is mainly lawned with additional block paved parking area situated in front of the garage. In addition there is an Alfresco seating/dining area beneath the covered veranda together with a sheltered eating area to the rear of the garden.



## THE GARDENS



## TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold, in addition there is a green belt annual fee for the maintenance of the common areas which is in the region of £250 which could change. Confirmation / verification has been requested. Please consult us for further details.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - F

EPC - B

## VIEWING ARRANGEMENTS

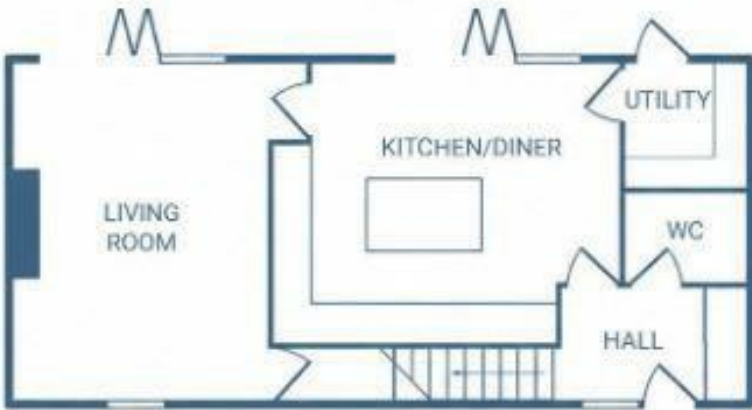
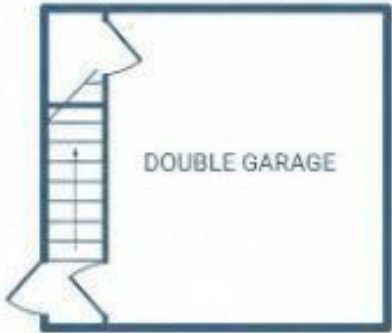
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



FIRST FLOOR



GROUND FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 93        |
| (81-91) B                                                       | 85      |           |
| (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                         |         |           |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.