

# MARTIN MASLIN

**18 LANGTON ROAD  
HOLTON LE CLAY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 5BS**



Positioned on Langton Road behind a deep grass verge enhanced by mature trees this good size detached bungalow offers accommodation with gas central heating, uPVC framed double glazing and a security alarm system. The layout has been altered from the original with two former bedrooms combined to create an excellent size through Lounge/Diner and the original Lounge now being the spacious principal Bedroom. The bungalow offers some potential for updating and briefly comprises: Reception Hall, impressive Lounge/Diner, Kitchen with white units and appliances, uPVC Conservatory, two Bedrooms and Bathroom with a corner bath. The lawned gardens are of excellent size too and include a brick Garage, a long driveway and a pond. Viewing recommended to appreciate the potential. EPC Rating - D.

**£175,000**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

**The accommodation comprises:-**

### **RECEPTION HALL**

A central entrance area with a double cupboard, a delft rack and a central heating radiator.

### **LOUNGE/DINER**

**7.01m (23'0") x 3.66m (12'0") MAX**

An excellent size through room featuring a classic style mahogany finish firesurround with a marble inset and an electric flicker flame fire. Patio style doors open to the rear garden and there are two central heating radiators.

### **KITCHEN**

**3.53m (11'7") x 3.15m (10'4")**

Equipped with a range of white wall and base cabinets with speckled worktops incorporating a single drainer cream composite sink unit. Built-in appliances comprise a Whirlpool electric oven and a 4 ring ceramic hob with extractor above. The walls are tiled and a door leads into the Conservatory.

### **CONSERVATORY**

**3.23m (10'7") x 2.84m (9'4")**

A uPVC framed conservatory providing excellent additional space for enjoying views of the rear garden. The floor is tiled and a door leads outside.

### **BEDROOM ONE**

**4.70m (15'5") x 3.35m (11'0")**

An impressive size room at the front of the bungalow with wall light points and a central heating radiator.

### **BEDROOM TWO**

**2.64m (8'8") x 2.13m (7'0")**

With a central heating radiator.

### **BATHROOM**

**1.98m (6'6") x 1.65m (5'5")**

Fully tiled and featuring a soft peach coloured suite comprising a corner bath, pedestal washbasin and a W.C. There is an Inspiration electric shower over the bath and a central heating radiator.

### **GARAGE**

**5.64m (18'6") x 3.05m (10'0")**

A brick garage with an up and over front door and a side door.

### **OUTSIDE**

The bungalow stands within good size gardens which are principally rectangular in shape. The front garden features a lawn and mature shrubs and the concrete driveway leads past the bungalow to the garage at the rear. The rear garden enjoys a good level of privacy and is also lawned and includes a paved patio area and a pond.



RECEPTION HALL



LOUNGE/DINER



LOUNGE/DINER



LOUNGE/DINER



## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the boiler in the loft which we are advised was installed in recent years and the property has the benefit of uPVC framed double glazing and a security alarm system. The Local Authority is the East Lindsey District Council and the property is in Council Tax Band B. The tenure is Freehold subject to Solicitors verification.

## VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

## LOCATION AND AMENITIES

Langton Road leads off Tetney Lane in Holton Le Clay. Shopping facilities including a Co-op supermarket are located on Pinfold Lane and the village provides a range of facilities including popular Public Houses, The Royal Oak and the Jug and Bottle.



KITCHEN



KITCHEN



KITCHEN



CONSERVATORY



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BATHROOM



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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