

MARTIN MASLIN

8 CHESTNUT ROAD
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0DP



Located on Chestnut Road this lovely detached bungalow offers comfortable well presented accommodation with the benefit of gas central heating, uPVC framed double glazing and a security alarm system. It stands within delightful lawned gardens which widen towards the rear and the driveway is of excellent size for the parking of several vehicles. Briefly comprising:- Entrance Lobby, Reception Hall, Lounge/Diner with cream fireplace, Breakfast Kitchen with oak units and built-in appliances, three Bedrooms and a Bathroom with a cream suite. Outside there is a Garage and two sheds provide useful storage.

Viewing recommended. EPC Rating - C.

£208,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises:-

ENTRANCE LOBBY

A useful lobby area at the entrance to the bungalow.

RECEPTION HALL

A welcoming central hallway giving access to all the principal rooms. There is a central heating radiator, a meter cupboard and a cupboard housing the Worcester Greenstar gas boiler.

LOUNGE/DINER

6.71m (22'0") x 3.51m (11'6") MAX

A lovely room extending across the full width of the bungalow and featuring a classic cream fireplace with an electric flicker flame fire. Two windows look out across the front garden and there are two central heating radiators.

BREAKFAST KITCHEN

2.97m (9'9") x 2.64m (8'8")

Comprehensively equipped with a range of base and wall mounted cabinets with marbled worktops incorporating a single drainer 1.5 bowl stainless steel sink unit. Built-in appliances comprise a Stoves Newhome electric oven and a 4 ring gas hob with a Blanco extractor canopy above. There is a small peninsular breakfast bar and a door leads outside.

BEDROOM ONE

3.58m (11'9") x 3.17m (10'5")

A lovely double bedroom at the rear of the bungalow with a central heating radiator.

BEDROOM TWO

3.17m (10'5") x 3.05m (10'0")

A double bedroom with a central heating radiator.

BEDROOM THREE

2.67m (8'9") x 2.51m (8'3")

Currently used as a storage/hobby room and with a central heating radiator.

BATHROOM

2.06m (6'9") x 1.83m (6'0")

Featuring a cream suite comprising a panel bath, a pedestal washbasin and a W.C. The walls are half tiled and there is a central heating radiator.

GARAGE

2.74m (9'0") x 5.59m (18'4")

With electric light and power, an up and over front door and a side door giving access from the garden.

OUTSIDE

The bungalow is set within lovely gardens which widen towards the rear. The brick edged concrete and gravel driveway is wider than average providing great space for parking vehicles. The front garden is lawned whilst the rear garden is also laid to grass and there are two useful sheds and fenced boundaries.



RECEPTION HALL



LOUNGE/DINER



LOUNGE/DINER



LOUNGE/DINER

GENERAL INFORMATION

Mains gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Worcester Greenstar gas boiler in the hallway cupboard. The property has the benefit of uPVC framed double glazing and a security alarm system. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band C. The tenure is Freehold subject to Solicitors verification.

VIEWING

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

LOCATION AND AMENITIES

Chestnut Road is located just off the southern side of Barnoldby Road. Regular buses serve the area and the village centre of Waltham provides an excellent range of facilities including specialist retailers, supermarkets and leisure facilities.



BREAKFAST KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BATHROOM

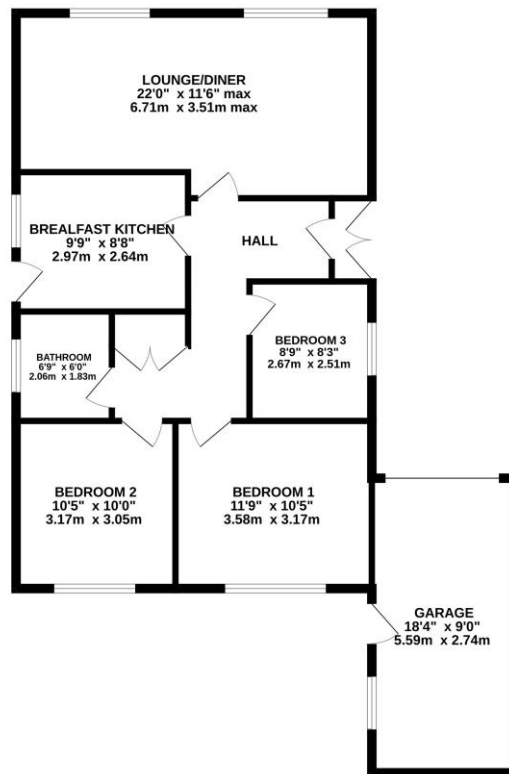


OUTSIDE



OUTSIDE

GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, 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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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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