

MARTIN MASLIN

7 HOME PADDOCK
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0JH



Situated on ever popular Home Paddock just off Ings Lane this spacious detached bungalow was, we are advised, built on a double plot and enjoys a wide frontage and plenty of block paved parking in front of the Double Garage. The accommodation benefits from gas central heating and uPVC framed double glazing and is essentially in original condition thereby giving buyers a little scope to update and remodel perhaps to create their own dream bungalow. Briefly comprising: Reception Hall, impressive size Lounge, Dining/Sitting Room, Dining Kitchen with oak units and appliances, Utility Room, Inner Hall, three Bedrooms (Master with ensuite Shower Room) and Family Bathroom. The gardens are mature with established shrubs, a rear lawn, patios etc. Bungalows are very rarely available in this location - viewing recommended. EPC Rating – D.

£410,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises:

RECEPTION HALL

A welcoming reception area with a useful cloaks cupboard, a central heating radiator and a dado rail.

CLOAKROOM

With an ivory coloured suite comprising a W.C. and a handbasin. There is a central heating radiator.

LOUNGE

5.08m (16'8") x 5.00m (16'5") plus bay

A well proportioned room featuring a brick fireplace and a living flame gas fire. Twin side windows provide additional natural light and there are wall light points and two central heating radiators.

DINING/SITTING ROOM

4.17m (13'8") x 4.17m (13'8")

Accessible from both the Lounge and the Dining Kitchen and with patio style doors opening to the rear garden. There is a central heating radiator and a dado rail and a side window provides extra daylight.

DINING KITCHEN

4.78m (15'8") x 4.57m (15'0")

Comprehensively equipped with a range of medium oak wall and base cabinets with worktops incorporating a cream composite 1.5 bowl sink unit. Built-in appliances comprise an Indesit electric oven, a Neff 4 ring electric ceramic hob with extractor above, a fridge and a Neff dishwasher. There is a central heating radiator and plenty of space for a large dining table.

UTILITY ROOM

4.09m (13'5") x 1.83m (6'0")

A good size utility room with a range of cream coloured wall and base units with oak trim, cream worktops and a single drainer stainless steel sink unit. There is a central heating radiator, a wall mounted Vaillant gas boiler and a door leading into the rear garden.

INNER HALL

Accessed through a door leading off the Reception Hall and with a broom cupboard and an airing cupboard housing the hot water cylinder.

MASTER BEDROOM

4.78m (15'8") MAX x 4.67m (15'4")

'L' shaped and with a shelved cupboard, a central heating radiator and a door opening to the ensuite Shower Room.

ENSUITE SHOWER ROOM

2.03m (6'8") x 1.37m (4'6")

Partly tiled and with a cream suite comprising a pedestal washbasin, a W.C. and a shower enclosure with an etched door and an Aqualisa mixer shower.

BEDROOM TWO

3.96m (13'0") x 2.74m (9'0")

A double bedroom with a range of cream wardrobes, bedside cabinets and a central heating radiator.



RECEPTION HALL



LOUNGE



LOUNGE



DINING/SITTING ROOM

BEDROOM THREE

3.78m (12'5") x 2.67m (8'9")

With cream wardrobes and a central heating radiator.

FAMILY BATHROOM

3.00m (9'10") x 2.08m (6'10")

With a panel bath, a vanity handbasin and a W.C. The walls are half tiled and there is a central heating radiator.

DOUBLE GARAGE

5.79m (19'0") x 5.54m (18'2")

With twin electric roller doors, electric light and power and a side access door.

OUTSIDE

The bungalow occupies a double width plot which is principally gravelled to the front with a diverse variety of established evergreen shrubs. To the front of the Double Garage there is a wide expanse of block paving providing plenty of parking for numerous vehicles whilst the rear garden includes a raised terrace pathway and a lower level lawn with patio/sitting areas plus shrubs, plants and flowers.

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 Vaillant gas boiler in the Utility Room (installed within the last five years according to the vendor) and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band E. 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

Home Paddock is a lovely cul-de-sac of quality homes leading off Ings Lane. The centre of Waltham with its excellent range of facilities and amenities is only a few minutes walk away.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



MASTER BEDROOM



UTILITY ROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



FAMILY 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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