

MARTIN MASLIN

28 WEELSBY AVENUE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0AQ



Occupying a delightful position along Weelsby Avenue on the corner of Dene Road is a lovely traditional detached bungalow standing on a generous size plot with a south-west facing garden and two detached garages at the rear. This striking property has been progressively updated by the present owners over the years and offers spacious and flexible accommodation including two reception rooms and three/four bedrooms.

Comprising: Entrance vestibule serving a spacious Hallway, a delightful bay-fronted Lounge, a generous dual aspect Dining Room/occasional fourth Bedroom and an excellent 'L' shaped Kitchen with dining area in a light oak laminate finish with a host of integrated appliances. There are three double Bedrooms and a large modern Bathroom complete with a shower cubicle and bath. The bungalow stands on a generous plot offering a good degree of privacy screened by mature hedging. It features a large south-west facing garden with a patio and further private driveway with garaging. Viewing recommended.

EPC Rating – E.

£235,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A uPVC double glazed side entrance door leads into to the enclosed vestibule with the original tile floor and the original art deco inner glazed door opens into the hallway.

HALLWAY

7.06m (23'2") x 3.66m (12'0")

An inviting 'L' shaped hallway with a high ceiling, access to the loft space and a radiator.

LOUNGE

5.21m (17'1") into bay x 3.66m (12'0") max

A pleasant room featuring an exposed brick fireplace housing an electric stove fire set on a tile hearth. The room is tastefully decorated with an accent wall, plaster moulded ceiling, a radiator and a uPVC double glazed bay and side window.

DINING ROOM/FOURTH BEDROOM

3.51m (11'6") x 3.05m (10'0")

A flexible room, which could be used as an occasional bedroom enjoying dual aspect views onto the garden with uPVC windows and a radiator.

DINING KITCHEN

4.29m (14'1") x 4.11m (13'6") max

A lovely 'L' shaped kitchen, well fitted with a range of light oak laminate cabinets with complementary high-gloss worksurfaces incorporating a 1.5 bowl stainless steel sink with mixer tap. It has tiling to splashback areas and underlighting to the units. Built-in appliances include a 5 ring wok style hob with modern stainless steel extractor fan above, a double Smeg oven and grill, an integrated fridge and freezer and a built-in dishwasher. There is plumbing for an automatic washing machine and a concealed gas central heating boiler. It has a tiled floor flowing through into the dining area which provides space for freestanding furniture, dual aspect uPVC windows and a double glazed exterior door onto the rear garden.

BEDROOM ONE

3.66m (12'0") x 3.61m (11'10")

A lovely bedroom overlooking the front garden with an accent wall, a radiator and a uPVC double glazed window.

BEDROOM TWO

3.53m (11'7") x 3.07m (10'1")

A good size double bedroom with modern sliding wardrobes, coving to the ceiling, a radiator and a uPVC double glazed side window.

BEDROOM THREE

3.23m (10'7") x 3.05m (10'0")

Another good size bedroom with a useful wardrobe, a radiator and a uPVC double glazed side window.



HALLWAY



LOUNGE



DINING ROOM



DINING KITCHEN

BATHROOM

2.51m (8'3") x 2.13m (7'0")

A large bathroom with a modern white suite comprising W.C, pedestal washbasin and a cast iron panel bath. It has an additional walk-in shower cubicle with a thermostatic unit and sliding door access. The room is fully tiled with a chrome heated towel rail, a wall mirror with overlight and a uPVC double glazed side window.

LARGE GARAGE

6.17m (20'3") x 3.89m (12'9")

With power and light and an up and over door.

SINGLE GARAGE

5.49m (18'0") x 2.49m (8'2")

With an up and over door.

OUTSIDE

The bungalow occupies a large corner plot on Dene Road screened by neat privet hedging. The front garden is mainly lawned with deep flower borders and a mature tree. A side pathway leads in turn to the excellent size rear garden with a south-west facing aspect, enjoying a generous patio with a balustrade wall and hedging to the perimeters. There is a timber shed in one corner and a side gate beyond leads to the driveway and garaging.

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 Potterton Precision boiler located in the kitchen and the tank situated in the loft. The property has the benefit of uPVC framed double glazing and a security alarm system. The Local Authority is the North East Lincolnshire Council and the property 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 tour with commentary can be seen on Rightmove and the Martin Maslin website.



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



OUTSIDE



OUTSIDE



OUTSIDE



GARAGES

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.



23170



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk