

# MARTIN MASLIN

24 ASHBY ROAD  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 9PG



Situated in this sought after area of Cleethorpes lying just off Middlethorpe road within walking distance of local shops and amenities, a well presented semi-detached dormer bungalow offered with NO FORWARD CHAIN. Home to the same owner since its construction in 1971, a true Grimsby Town fan, this is an ideal property for the growing family. Over the years the property has been extended and modernised to create a spacious dining kitchen and three double bedrooms. Briefly comprising: Hallway with staircase to the first floor, generous Lounge with a feature brick fireplace, and the spacious open plan Dining Kitchen with cream shaker style units and built-in appliances. There is a good size ground floor bathroom whilst upstairs there are a further three double Bedrooms. The property stands within good size gardens with an attractive resin bonded driveway leading in turn to the Garage. The rear garden is lovely during the summer months due to its westerly aspect and features a patio, a gazebo and water feature in one corner. Viewing highly recommended, EPC rating - E.

£199,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A canopied side entrance porch with double glazed front door leads directly into the Hallway.

### HALLWAY

With a staircase to the first floor, coving to the ceiling, a radiator and laminate flooring.

### LOUNGE

**4.83m (15'10") x 3.96m (13'0")**

A good size room featuring an exposed brick fireplace housing a living flame style gas fire set on a raised tile hearth. The room has dual aspect views and is well decorated with coving to the ceiling, dado rail, a radiator and a uPVC double glazed bow front window.

### BATHROOM

**1.88m (6'2") x 1.68m (5'6")**

A smart fully tiled bathroom suite in white featuring a built-in vanity unit with W.C, semi-recessed washbasin with vanity mirror cupboard above and a panel bath with Aqualisa thermostatic shower. It has a panelled ceiling, a radiator and a uPVC double glazed rear window.

### DINING KITCHEN

**5.92m (19'5") x 3.05m (10'0") MAX**

A smart shaker style kitchen displaying a range of cream cabinets with brush chrome handles and complementary worksurfaces incorporating an acrylic sink with mixer taps and tile splashback. It has two uPVC double glazed windows providing natural light and built-in appliances include a Blomberg induction hob with pull-out cooker and extractor fan, an eye-level combination microwave and a double New World oven and grill. There is plumbing for a washing machine and space for a fridge freezer. The kitchen opens into a generous dining area with space for a table and chairs, two built-in storage cupboards and a radiator. It has coving to the ceiling, wall light points and a uPVC double glazed door opening onto the driveway.

### LANDING

With access to the loft space via a pull down ladder with pull cord light.

### BEDROOM ONE

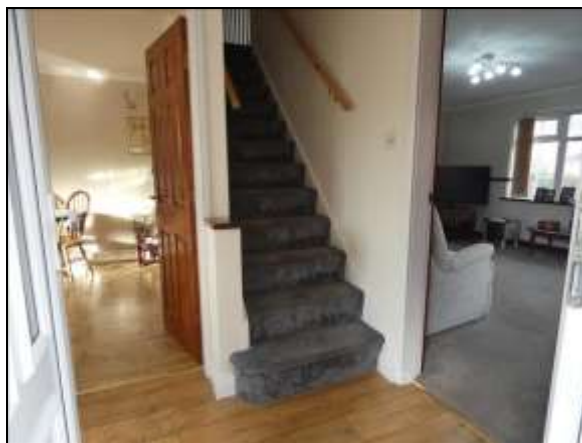
**4.14m (13'7") x 2.84m (9'4")**

A pleasant bedroom with two built-in cupboards (one housing the gas central heating boiler). It has a radiator and a uPVC double glazed front window.

### BEDROOM TWO

**4.47m (14'8") x 2.36m (7'9") inc. bulkhead**

A good size double bedroom with a dual aspect and two radiators. It has a double glazed side window and further double glazed rear window overlooking the garden.



HALLWAY



LOUNGE



BATHROOM



DINING KITCHEN

### BEDROOM THREE

2.62m (8'7") x 2.39m (7'10")

Another good size room with a radiator and a uPVC double glazed window.

### GARAGE

5.79m (19'0") x 2.74m (9'0")

A concrete sectional garage with power and light and an up and over front door.

### OUTSIDE

The front garden has been attractively designed with low maintenance in mind with a slate bed and rock front garden whilst a smart resin bond driveway leads in turn to the garage. Beyond the kitchen is a patio area with a small shed and gate leading onto a good size lawned garden with a timber gazebo and an attractive corner water feature. The gardens are well stocked with plants and shrubs, slate beds and there is fencing to the perimeters ensuring privacy for the present owner.

### GENERAL INFORMATION

Mains gas, water, drainage and electricity 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 gas central heating boiler in bedroom one and the hot water heater is located in the kitchen and the property has the benefit of uPVC framed double glazing. The Local Authority is the North East Lincolnshire 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.



DINING KITCHEN



DINING KITCHEN



LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM TWO



BEDROOM THREE



OUTSIDE



OUTSIDE



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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