

# MARTIN MASLIN

26 ITTERBY CRESCENT  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 9QL



Situated on ever popular Itterby Crescent this well appointed semi detached bungalow provides comfortable accommodation with the added advantage of a substantial multi-function Conservatory at the rear. With space to dine and relax, the Conservatory with its insulated and panelled roof, is a superb 'extra' and viewing is highly recommended. With quality fittings throughout, gas central heating and uPVC double glazing it comprises:- Reception Hall, Lounge with Adam style fireplace and stove style gas fire, excellent Kitchen with Legno units and a host of built-in appliances, 22'3" Conservatory, three Bedrooms (one with a stunning range of fitted furniture) and Bathroom with an 'L' shaped shower bath. The gardens include lawns to the front and rear, a long, wide driveway and a Garage. Viewing essential. EPC Rating – C.

£200,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

## THE ACCOMMODATION COMPRISES:-

### RECEPTION HALL

An 'L' shaped hallway with a tiled floor, downlighters and a central heating radiator. A cupboard houses the Baxi Duotec gas combination boiler.

### LOUNGE

4.88m (16'0") x 3.45m (11'4")

A well proportioned room featuring a classic style white fireplace with a marble inset and hearth and a stove style gas fire. There are recessed downlighters and a central heating radiator.

### KITCHEN

3.35m (11'0") x 3.20m (10'6")

Comprehensively equipped with a range of Legno grey wall and base cabinets with Boston concrete style worksurfaces incorporating a grey composite sink unit with an Astracast hot water tap. Built-in appliances comprise a Whirlpool electric oven, a Whirlpool microwave oven, a Belling induction hob with extractor canopy above, a fridge freezer and a Prima slimline dishwasher. There is a central heating radiator and a door opens to the Conservatory.

### CONSERVATORY

6.78m (22'3") x 2.87m (9'5")max

An excellent Conservatory with a panelled and insulated roof and plenty of space for dining and relaxing. There is a laminate finish floor and French doors open to the rear garden.

### BEDROOM ONE

3.61m (11'10") x 3.48m (11'5")

Stylishly fitted with a range of Sonomair oak and cream wave pattern furniture including wardrobes, high level cupboards, a double bedhead recess and a dresser. There is a central heating radiator.

### BEDROOM TWO

3.23m (10'7") x 2.92m (9'7")

With a central heating radiator.

### BEDROOM THREE

2.67m (8'9") x 2.26m (7'5")

Currently used as a dining room and with a central heating radiator and a laminate finish floor.

### BATHROOM

2.01m (6'7") x 1.63m (5'4")

Fully tiled and with a white suite comprising an 'L' shaped shower bath with a mixer shower tap, an oval basin and a concealed cistern w.c. There is a heated towel warmer.



LOUNGE



LOUNGE



KITCHEN



KITCHEN

## OUTSIDE

The bungalow stands within rectangular shaped gardens which are lawned to the front. A good length and extra wide driveway leads through double gates to the garage and provides space for several vehicles. Within the rear garden there is an elevated terrace with steps down to the garden which features a lawned area and a central bed with slate chippings. The sectional concrete Garage provides useful storage space for vehicles, garden equipment etc.

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Baxi Duotec gas combination boiler in the hall cupboard 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 B. The tenure is Freehold - subject to Solicitors verification.

## VIEWING

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

## LOCATION AND AMENITIES

Itterby Crescent leads off Highthorpe Crescent and is ideally located for easy access to the resort of Cleethorpes and Tesco Extra. A parade of shops on nearby Middlethorpe Road can meet everyday needs and regular buses serve the general area.



KITCHEN



CONSERVATORY



CONSERVATORY



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



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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