

MARTIN MASLIN

10 GRANGE AVENUE
LACEBY
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7DG



A splendid detached bungalow providing beautifully presented accommodation with gas central heating and uPVC double glazing. The property is located in a cul-de-sac position at the end of Grange Avenue and it stands within lovely gardens with a long driveway and a brick Garage. The accommodation comprises:- Entrance Lobby, Reception Hall, excellent size main Lounge, Dining Kitchen with white units, butchers block style worksurfaces and built-in appliances, rear Sun Room, three Bedrooms (one perfect as a Study or Hobby Room) and a sumptuously appointed Bathroom with a stylish white suite including a quadrant shower cubicle in addition to the large bath. This really is a lovely property and viewing is highly recommended. EPC Rating - C

£255,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises:-

ENTRANCE LOBBY

A useful lobby area with a central heating radiator and a door opening into the Reception Hall.

RECEPTION HALL

An 'L' shaped hallway with doors opening to all the principal rooms. There is a laminate finish floor, a delft rack, a central heating radiator and a double cupboard housing a Vaillant gas boiler.

LOUNGE

4.75m (15'7") x 3.76m (12'4") plus bay

An excellent room with double aspect windows for maximum natural light and a stylish cream marble fireplace with a living flame gas fire. There is a central heating radiator.

DINING KITCHEN

4.39m (14'5") x 3.25m (10'8")

A very good size room with space for a dining table and equipped with a comprehensive range of cream wall and base cabinets with butchers block style worktops incorporating a single drainer 1.5 bowl composite sink unit. Built-in appliances comprise a Neff double electric oven, a Neff 4 ring gas hob with extractor above and a fridge freezer. There is a central heating radiator and a door opens to the rear Sun Room.

SUN ROOM

3.84m (12'7") x 1.98m (6'6")

A flexible room at the rear of the bungalow ideal as an extra sitting room. There is a built-in cupboard and a central heating radiator and a door opens to the garden.

BEDROOM ONE

4.22m (13'10") x 3.00m (9'10")

A well proportioned bedroom at the rear of the bungalow with ample space for a double bed, wardrobes etc. There is a central heating radiator.

BEDROOM TWO

3.05m (10'0") x 2.87m (9'5")

A double bedroom with a central heating radiator.

BEDROOM THREE

3.05m (10'0") x 1.98m (6'6")

Currently used for storage but ideal as a single bedroom or as an office of hobby room perhaps. There is a central heating radiator.

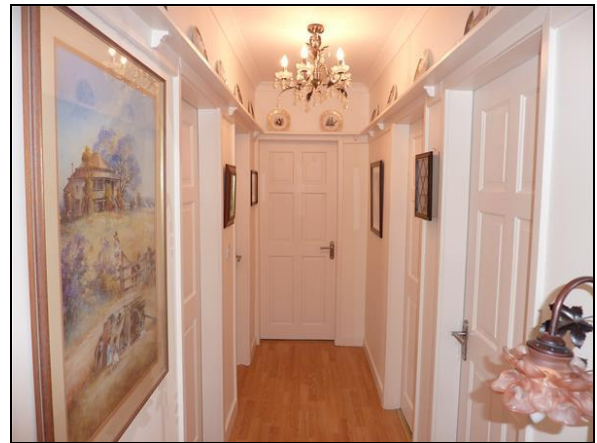
BATHROOM

3.23m (10'7") x 2.13m (7'0")

A very impressive bathroom, beautifully tiled and with a white suite comprising a curved side bath, a pedestal wash hand basin and a w.c. A quadrant shaped shower cubicle houses the Aqualisa chrome mixer shower and there is a heated towel warmer.



RECEPTION HALL



RECEPTION HALL



LOUNGE



LOUNGE

GARAGE

A single brick built garage with an up and over front door, a side door and electric light and power.

OUTSIDE

The bungalow stands within rectangular shaped grounds which feature a diverse range of established shrubs in the front garden plus a sizeable concrete driveway which can accommodate several vehicles. The driveway is enclosed by tall ornate gates whilst the rear garden features gravelled areas, a paved patio area and borders.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speed and availability can be assessed via Ofcom's website,. Central heating comprises radiators as detailed above connected to the Vaillant gas combination boiler 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 C. The tenure is Freehold - subject to Solicitor's verification.

VIEWING

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

LOCATION AND AMENITIES

Grange Avenue leads off Grimsby Road towards the eastern end of the village. Laceby provides a range of local shops and facilities and Morrison's Superstore is just a short drive away.



DINING KITCHEN



DINING KITCHEN



SUN ROOM



BEDROOM TWO



BEDROOM ONE



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.



24042



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