

MARTIN MASLIN

GRAVEL CLOSE
STATION ROAD
NORTH THORESBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5QS



BEING SOLD VIA A SECURE SALE ONLINE BIDDING. TERMS AND CONDITIONS APPLY.
STARTING BID £160,000.

Set within established gardens looking south at the rear across open fields, Gravel Close is a unique property originally built as a bungalow and later enlarged by the addition of first floor accommodation. The property offers some scope and potential for upgrading if required with the rear kitchen and lounge positioned to allow them to be easily integrated if so desired. With oil central heating, double glazing and a security alarm it comprises:- Entrance Hall, lovely Lounge, Breakfast Kitchen with medium oak units, Dining Room with staircase, two double Bedrooms, ground floor Bathroom with blue suite and shower and two upstairs Bedrooms. The gardens are delightful with a block paved driveway, lawns, a host of flowers, shrubs, a greenhouse and shed. Viewing essential to appreciate the location and potential. EPC Rating - E.

£150,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

GROUND FLOOR

ENTRANCE HALL

A central entrance hall with doors opening to all the ground floor rooms. There is a central heating radiator and a useful storage cupboard.

LOUNGE

4.75m (15'7") x 4.06m (13'4")

A well proportioned room at the rear of the property with double aspect windows for plenty of natural light and a grey tiled fireplace. There is a central heating radiator and the room enjoys a lovely view of the rear gardens.

DINING ROOM

3.17m (10'5") x 2.92m (9'7")

With space for a dining table and from where the staircase with ranch style balustrade leads to the first floor accommodation. There is a central heating radiator.

BREAKFAST KITCHEN

3.81m (12'6") x 2.67m (8'9")

Featuring a range of medium oak wall and base cabinets with speckled worktops incorporating a single drainer sink unit. There is a walk-in shelved pantry, space for freestanding appliances and a Grant oil fired boiler. A door leads outside and there is a central heating radiator and a fitted breakfast table.

BEDROOM ONE

4.06m (13'4") x 3.20m (10'6")

A good size double bedroom with fitted teak effect wardrobes and a central heating radiator.

BEDROOM FOUR/SITTING ROOM

2.67m (8'9") x 2.59m (8'6")

With double aspect windows and a central heating radiator. This room offers flexibility as a bedroom or for daytime use.

BATHROOM

1.93m (6'4") x 1.98m (6'6")

Featuring a pale blue suite comprising a panel bath with a chrome mixer shower above, a pedestal washbasin and a W.C. The walls are fully tiled and there is an airing cupboard warmed by a central heating radiator.

FIRST FLOOR

LANDING

BEDROOM TWO

4.22m (13'10") x 3.81m (12'6") (at low level)

With pine clad part sloping ceiling, a roof light window and a window overlooking the rear window.

BEDROOM THREE

3.81m (12'6") x 3.28m (10'9") (at low level)

With pine clad, part sloping ceiling, a walk-in shelved storage cupboard and a roof light window.



ENTRANCE HALL



LOUNGE



LOUNGE



LOUNGE

OUTSIDE

The bungalow occupies lovely rectangular shaped gardens with open fields at the rear. The gardens are part laid to lawn with well established shrub and flower borders, fruit trees, a greenhouse, a shed and an oil storage tank. A block paved driveway provides space for vehicle parking.

GENERAL INFORMATION

Mains, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators detailed above connected to the Grant oil fired boiler(installed 2020 we believe) and the property benefits from a combination of uPVC framed and coated aluminium framed double glazing and a security alarm system. It is under the jurisdiction of East Lindsey District Council and our enquiries indicate the property to be in Tax Band - C. The tenure is Freehold subject to Solicitor's verification.

AGENTS NOTE

We have been advised the property is a steel frame construction built in the 1960's offering great flexibility to create your own internal design.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Gravel Close is located towards the eastern end of Station Road with the property enjoying a south facing rear aspect. The village provides two general stores, a DIY shop, a hot food takeaway, primary schooling and two Public Houses with the New Inn



DINING ROOM



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BEDROOM ONE



BEDROOM FOUR/SITTING ROOM



BATHROOM



Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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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