

# MARTIN MASLIN

2 LANSDOWN ROAD  
IMMINGHAM  
NEAR GRIMSBY  
LINCOLNSHIRE  
DN40 2EW



Enjoying a lovely position with a backdrop of established trees, this well proportioned detached bungalow offers accommodation with gas central heating and uPVC framed double glazing. The property offers some scope for presentational updating and is sensibly priced to reflect the potential. Comprising - Entrance Hall, Spacious Lounge/Diner, Breakfast Kitchen with woodgrain finish units, three Bedrooms and Bathroom with a white suite. The good size lawned gardens include a brick Garage and plenty of driveway parking and viewing is recommended.

£169,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

The accommodation comprises:-

### ENTRANCE HALL

An 'L' shaped hallway with a central heating radiator, an access hatch to the roof space and a meter cupboard.

### LOUNGE/DINER

**6.32m (20'9") x 3.96m (13'0") max**

Extending across the full width of the bungalow and featuring a stone firesurround with two side plinths. There are two central heating radiators and provision for a gas fire.

### BREAKFAST KITCHEN

**4.37m (14'4") x 3.00m (9'10")**

Equipped with a range of woodgrain finish wall and base cabinets with marbled worktops incorporating a double drainer stainless steel sink unit. A cupboard houses the Worcester gas boiler and there is a drop-down breakfast bar. A door leads out into the rear garden.

### BEDROOM ONE

**3.23m (10'7") x 3.00m (9'10")**

A double bedroom at the rear of the bungalow with a central heating radiator.

### BEDROOM TWO

**3.17m (10'5") x 2.74m (9'0")**

With a central heating radiator.

### BEDROOM THREE

**2.39m (7'10") x 2.13m (7'0")**

A single bedroom perfect for alternative use as a hobby room or study. There is a central heating radiator.

### BATHROOM

**2.44m (8'0") x 1.68m (5'6")**

Part tiled and with a white suite comprising a panel bath with a mixer/shower tap, a pedestal washbasin and a W.C. There is a central heating radiator.

### GARAGE

**3.05m (10'0") x 6.10m (20'0") external**

A brick garage with an up and over door.

### OUTSIDE

The bungalow occupies good size rectangular shaped gardens which include lawns to both the front and the rear. The boundaries are part fenced and part hedged and a good length driveway provides plenty of space for parking several vehicles.



ENTRANCE HALL



LOUNGE/DINER



LOUNGE/DINER



LOUNGE/DINER

## GENERAL INFORMATION

Mains, gas, water electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Worcester gas boiler in the Breakfast Kitchen 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 Solicitors verification.

## VIEWING

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

## LOCATION AND AMENITIES

Lansdown Road links Bluestone Lane and Clyfton Crescent and is located approximately half a mile from Immingham's main shopping area. Regular buses serve the general area.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



BATHROOM



GARAGE

**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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