

MARTIN MASLIN

2 HAWTHORNE ROAD
CARRINGTON GARDENS
HUMBERSTON
NORTH EAST LINCOLNSHIRE
DN36 4ZA



Forming part of the Carrington Gardens development, exclusively for over 55's, No.2 Hawthorne Road is a beautiful end link bungalow offering comfortable, well presented accommodation with gas central heating and uPVC framed double glazing. It faces south at the rear looking out across professionally maintained communal gardens and is an ideal retirement home for anyone seeking a first class home within a community of like-minded owners. Briefly comprising:- Reception Hall, elegant Lounge, impressive Dining Kitchen with quality units and Neff appliances, two Bedrooms and a stylish Shower Room. Carrington Gardens includes a community 'hub' with a residents lounge, a library, an orangery, a Guest Suite etc and the services of a scheme manager who organises events and activities. A pull cord alarm system within the bungalow allows owners to combine independence with peace of mind. A wonderful home for those twilight years!

£195,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises:-

RECEPTION HALL

A welcoming central hallway with a central heating radiator and a useful cloak/broom cupboard and a heated airing cupboard with a radiator. There is an access hatch to the roof space and all the rooms lead off the hallway.

LOUNGE

4.52m (14'10") x 3.45m (11'4") 6'7"x2'4" into bay

An elegant room at the front of the bungalow with a bay window and a central heating radiator.

DINING KITCHEN

4.52m (14'10") x 3.12m (10'3")

Comprehensively equipped with a range of gloss cashmere wall and base cabinets with worktops incorporating a single drainer 1.5 bowl stainless steel sink unit. Built in appliances comprise a Neff electric oven, an electric ceramic hob with Neff extractor above, a fridge freezer and an automatic washing machine. There is ample space for a dining table, a door leads outside and there is a central heating radiator and a concealed Worcester gas combination boiler.

BEDROOM ONE

3.81m (12'6") x 3.10m (10'2")

With a double wardrobe and a central heating radiator.

BEDROOM TWO

3.25m (10'8") x 2.69m (8'10")

Ideal as a guest bedroom or for alternative use as a study or hobby room with a central heating radiator.

SHOWER ROOM

2.21m (7'3") x 1.65m (5'5")

A stylish shower room partly tiled with pale grey brick laid tiles and with a white suite comprising a W.C, a pedestal washbasin and an easy-entry rectangular shower enclosure with a chrome mixer shower. There is a heated towel warmer.

OUTSIDE

Vehicle parking is available close by including to the front of the property whilst to the rear there is a lovely south facing paved patio area with gravelled shrub beds.

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 combination boiler in the Dining 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.



RECEPTION HALL



RECEPTION HALL



LOUNGE



LOUNGE

CARRINGTON GARDENS

Carrington Gardens has been created by Keystone Developments (part of the Longhurst Group) exclusively for those over the age of 55 who are seeking quality accommodation amongst like-minded purchasers. Designed as a retirement complex, Carrington Gardens includes Carrington Lodge, a stylish communal hub for all residents and their guests to enjoy with a library, a lounge, a dining area with high-spec kitchen, an orangery and a guest suite. A scheme manager takes care of everyday management including organising regular interesting activities. The bungalow is equipped with an emergency pull-cord system and intercom and an annual service charge payable by owners covers maintenance of the lovely communal grounds, window cleaning, use of the communal facilities etc. The current payment is £159.47 per calendar month.

VIEWING

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

LOCATION AND AMENITIES

Carrington Gardens is located on the southern side of Humberston Avenue towards its eastern end. Regular buses serve the general area and the resort of Cleethorpes is just a few minutes drive away.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



OUTSIDE



CARRINGTON GARDENS LOUNGE



CARRINGTON GARDENS ORANGERY

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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