

# MARTIN MASLIN

26 CARLTON AVENUE  
HEALING  
NEAR GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN41 7PJ



A semi detached bungalow found at the bottom of this unadopted lane lying at the eastern end of Carlton Avenue. The property requires a full scheme of modernisation and improvement works and enjoys an interesting and large rear garden. The deceptive and spacious accommodation includes an Entrance Hall, a good size Lounge Diner with a feature brick fireplace and French doors onto the garden, an Inner Hallway leading to the Study/Bedroom three and a generous sized Kitchen fitted with a range of light maple finished units. In addition there is a delightful Conservatory with a sky glass roof and two further double front bedrooms. In the Agents opinion the rear garden forms one of the main attractions interesting in design with decking, a water feature and an abundance of specimen plants and shrubs. There is a detached garage, a large car port and a generous driveway. Offers invited around £155,000 for a quick sale. EPC rating - C.

£155,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

The accommodation comprises;

A double glazed front entrance door leads directly into the Hallway.

### HALLWAY

With a radiator.

### LOUNGE

6.22m (20'5") x 3.96m (13'0")

A spacious through lounge featuring an exposed brick fireplace along one wall. It has coving to the ceiling, a radiator and double glazed patio doors onto the rear decking.

### INNER HALL

### STUDY/BEDROOM THREE

2.62m (8'7") x 1.75m (5'9")

With a built in storage cupboard and double glazed window.

### BATHROOM

2.59m (8'6") x 1.75m (5'9")

A fully tiled bathroom with a white 3 piece suite comprising; W.C, wash basin and a panel bath with shower over. It has a radiator and a uPVC double glazed side window.

### KITCHEN

4.32m (14'2") x 3.05m (10'0")

Fitted with a range and base and wall mounted units in a light maple finish with contrasting work surfaces. Incorporating a stainless steel sink with mixer taps, plenty of storage cupboard and dual aspect uPVC windows. A ceramic tiled floor flows through into the conservatory.

### CONSERVATORY

3.68m (12'1") x 2.74m (9'0")

A pleasant conservatory built on a brick base with a glass framed roof, double glazed windows and a further double glazed door onto the rear garden.

### BEDROOM ONE

3.56m (11'8") x 3.00m (9'10")

A good sized bedroom with a radiator and a double glazed front window.

### BEDROOM TWO

3.12m (10'3") x 2.77m (9'1")

With a radiator and a double glazed front window.



LOUNGE



STUDY/BEDROOM THREE



BATHROOM



KITCHEN

## OUTSIDE

The property is situated at the end of Carlton Avenue along an unadopted lane. It has a mature front garden with generous paved driveway leading to a large car port leading in turn to a detached garage. The rear garden features decking, a water feature and some stonework. The mature gardens include various plants and shrubs with some specimen trees adding to the extra privacy.

## GENERAL INFORMATION

This property is being sold on behalf of a corporate client. It is subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of the deceased estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the Agents before viewing if you feel this may affect your buying decision. Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

## VIEWING

Viewing is strictly by appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and out Martin Maslin website.

## LOCATION AND AMENITIES

The property is situated in the popular village of Healing lying off station Road.



CONSERVATORY



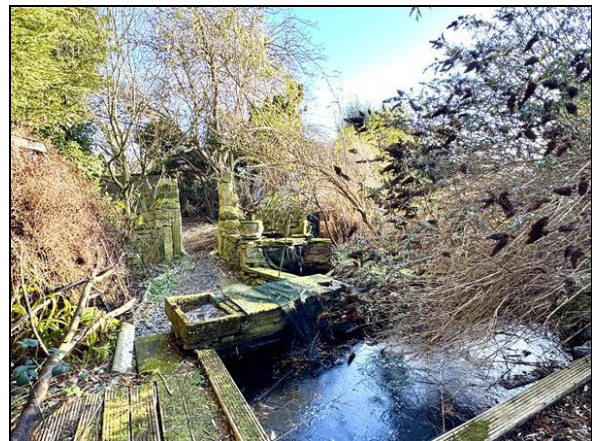
BEDROOM ONE



BEDROOM TWO



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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