

# MARTIN MASLIN

**42 CORMORANT DRIVE  
AYLESBY PARK  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 9PD**



Tucked away nestling in one corner of this cul de sac a superb and refurbished detached bungalow occupying a good size plot providing plenty of parking on the front driveway.

Over a short period of time, the current owner have undertaken a select scheme of considerable modernisation and improvement to the interior including replastering, architraves, skirting boards and interior doors and new flooring. The kitchen and bathroom have also been recently refurbished to a high standard featuring a sleek and contemporary design. The smart and well presented accommodation includes a welcoming Hallway, comfortable dual aspect Lounge with ornate fireplace, a modern Kitchen with shaker style cabinets and built-in appliances, three excellent size Bedrooms (the principal with patio doors) and a stunning fully tiled Shower Room. Surrounding the bungalow are well maintained gardens designed to be enjoyed all year round with a mix of outdoor spaces including the side patio with pizza oven and a private WEST FACING rear lawned garden with a raised patio/decked area. A charming bungalow which must be seen to be appreciated. EPC Rating - D.

**£229,000**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

A uPVC double glazed front entrance door leads directly into the hallway.

### HALLWAY

**4.67m (15'4") x 0.97m (3'2")**

With a fashionable laminate floor, recessed ceiling and a radiator with fretted cover. There is a useful storage cupboard and access to the loft space which has a pull down ladder and is part boarded with power and light.

### LOUNGE

**4.57m (15'0") x 3.71m (12'2")**

A generous lounge accessed via a glazed door from the hallway. Attractively decorated it features a classic twin columned fireplace with a conglomerate marble inlay and hearth housing a gas fire. The room is further complemented by an engineered wood flooring, coving to the ceiling and a radiator. It has dual aspect uPVC windows and a lovely bow window to the front aspect.

### KITCHEN

**4.60m (15'1") max into door x 2.51m (8'3")**

A smart and modern shaker style kitchen fitted with a range of base and wall mounted units in a light cream finish complemented by contrasting worksurfaces extending to form a breakfast bar and incorporating a 1.5 bowl stainless steel sink with mixer taps and a tile splashback. It has underlighting to the units and recessed ceiling spotlights. Built-in appliances include a 4 ring gas hob with extractor fan and light, a single fan assisted AEG oven and grill, an integrated fridge freezer. There is also plumbing for a washing machine. The kitchen has coving to the ceiling, a radiator, laminate flooring, uPVC double glazed front window and a double glazed door leading onto the garden.

### DINING ROOM

**3.91m (12'10") max into door recess x 2.67m (8'9")**

A pleasant dining room linking the conservatory via sliding patio doors. It has coving to the ceiling, laminate flooring and a uPVC double glazed side window.

### CONSERVATORY

**4.98m (16'4") x 3.00m (9'10")**

A spacious conservatory overlooking the rear garden built on a brick base with a ceramic tile floor, a radiator, low level uPVC windows, and a sliding patio door.

### BEDROOM ONE

**4.78m (15'8") x 2.44m (8'0")**

A lovely bedroom with uPVC tilt and turn patio doors overlooking the rear garden. Formerly the garage it is now a useful and spacious bedroom with dual aspect windows and a radiator.



HALLWAY



LOUNGE



LOUNGE



KITCHEN

## BEDROOM TWO

**3.91m (12'10") x 2.95m (9'8")**

Another good size bedroom with fitted wardrobes forming a double bed recess with overhead storage and bedside tables. It has a further range of matching units and drawers, coving to the ceiling, a radiator and a uPVC double glazed rear window.

## BEDROOM THREE

**3.91m (12'10") max x 2.03m (6'8")**

With a smart built-in wardrobe, a radiator, coving to the ceiling and a single glazed window onto the conservatory.

## SHOWER ROOM

**2.67m (8'9") x 1.52m (5'0")**

A modern and stylish shower room fully refurbished with modern floor to ceiling tiling and recessed lighting. It features a range of built-in furniture with useful storage incorporating a W.C. and a semi recessed wash basin and there is a walk-in designer glass panelled double shower with flipper door, drencher head and thermostatic unit. It has a powder coated towel rail and a uPVC double glazed side window.

## OUTSIDE

The bungalow is tucked away in a corner position enjoying a large private plot approached from a shared driveway. There is a well established front garden with plenty of parking and a side gate leading in turn to the delightful paved courtyard featuring a pizza oven and patio area. Beyond is a manageable rear garden with a shaped lawn, plants and shrubs and a delightful decked patio area ideal for enjoying the WEST FACING aspect. The gardens are screened by close bordered fencing and walls to the perimeters ensuring privacy for the present owners.

## GENERAL INFORMATION

Mains gas water electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Ideal Logic+ central heating boiler in the kitchen and the property has the benefit of uPVC framed double glazing (exc. Bedroom 3). The Local Authority is North East Lincolnshire Council and the property 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 tour with commentary can be seen on Rightmove and the Martin Maslin website.

## LOCATION AND AMENITIES

Cormorant Drive is situated on the popular Aylesby Park development lying just off Aylesby Road.



KITCHEN



DINING ROOM



CONSERVATORY



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



SHOWER ROOM



OUTSIDE



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.

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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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