

# MARTIN MASLIN

12 BYGOTT WALK  
NEW WALTHAM  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4HF



Found on this modern development known locally as the renaissance, a collective mix of individual style homes which has become very popular over the years for young families. No.12 is an impressive mid-link passage house providing a larger first floor footprint, set within superb landscaped rear gardens. Well presented accommodation benefits from a gas central heating system and uPVC double glazing. Principal accommodation includes an Entrance Porch with front door leading directly into the Lounge where the staircase leads to the first floor. The good sized Kitchen has a range of light grey cabinets with built in appliances providing a dining space with patio doors onto the rear garden. There is a separate Cloakroom with W.C whilst upstairs a Landing serves two surprisingly good sized double Bedrooms and a modern Bathroom. The Garden has been designed for entertaining with a Rotunda style patio and artificial lawn. A lovely property realistically priced for quick sale.

£155,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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A canopied Entrance Porch with an exterior light. A smart composite door leads directly into the Lounge.

### LOUNGE

**4.80m (15'9") x 3.84m (12'7") including staircase**

A modern and well presented sitting room where the spindle staircase leads to the first floor. Fashionably presented with a smart wooden floor and radiator.

### KITCHEN

**3.84m (12'7") x 2.64m (8'8") ext to 12'3"**

An 'L' shaped Kitchen displaying a range of light grey modern cabinets with contrasting dark worksurfaces. Incorporating a 1.5 bowl stainless steel sink with mixer taps and matching upstands. Built-in appliances include a four ring gas hob with stainless steel backplate, a chimney style extractor fan and light and a single oven and grill. There is space for a dishwasher, plumbing for an automatic washing machine and space for a fridge freezer. The kitchen has a ceramic tile floor with space for a small table and chairs, a radiator and French uPVC double glazed doors giving views and access onto the rear garden.

### CLOAKROOM

A modern white suite comprising; W.C, hand basin with tiled splashback and a radiator.

### FIRST FLOOR

#### LANDING

With a radiator and access to the loft space.

#### BEDROOM ONE

**5.18m (17'0") x 4.04m (13'3")**

An excellent sized front bedroom featuring an accent adorned wall. It has a built-in storage cupboard, a radiator and a uPVC double glazed front window.

#### BEDROOM TWO

**5.13m (16'10") x 2.74m (9'0")**

Another good sized bedroom with an accent adorned wall, a radiator and a uPVC double glazed window overlooking the rear garden.

#### BATHROOM

**3.00m (9'10") x 1.70m (5'7")**

A large bathroom with a white suite comprising W.C, pedestal wash basin and panel bath with thermostatic shower over. It has a rail/curtain, part tiled walls and a radiator.



LOUNGE



LOUNGE



KITCHEN

## OUTSIDE

Undoubtedly the main feature of the property is the beautiful landscaped rear garden featuring a Retunda style patio with a raised artificial lawn. Perfect for entertaining, it has mature flower beds, fencing and a side gate provided pedestrian access through a covered passageway.

## GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected. Broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal combination central heating boiler (located in the Kitchen). The property has the benefit of uPVC framed double glazing and falls within the jurisdiction of the North East Lincolnshire Council. The Council Tax Band is - B. The tenure is Freehold subject to Solicitors verification.



KITCHEN



LANDING



BEDROOM TWO



BEDROOM ONE



BATHROOM



BEDROOM ONE



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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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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