

MARTIN MASLIN

**11 STATION ROAD
STALLINGBOROUGH
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8AF**



Situated in the popular village of Stallingborough to the north west of Grimsby this well proportioned semi detached house has, incredibly, been home to the same owner since being built in the late 1950's. It stands within good size gardens and offers great potential for a buyer looking to update and possibly re-model a property to meet their own needs.

The central heating system has been upgraded and the accommodation briefly comprises:- Reception Hall, Lounge, Dining Room, Kitchen with Elizabeth Ann units and a useful Pantry, Landing, three good size Bedrooms and Bathroom with a white suite.

There is an attached Garage and an outside toilet and the mature gardens are mainly laid to grass. Well worth viewing to appreciate the potential. EPC Rating -

£155,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

GROUND FLOOR

RECEPTION HALL

A good size entrance area from where the staircase leads to the first floor. There is a central heating radiator and a small understairs cupboard.

LOUNGE

4.22m (13'10") x 3.73m (12'3") plus bay

A well proportioned room with a front bay window and a tiled fireplace and hearth. There is a central heating radiator.

DINING ROOM

3.78m (12'5") x 3.10m (10'2")

Adjoining the kitchen and with a central heating radiator and a window looking out across the rear garden.

KITCHEN

3.78m (12'5") x 2.57m (8'5")

Fitted with a range of classic Elizabeth Ann two tone wall and base cabinets with marbled worksurfaces incorporating a single drainer stainless steel sink unit. There is a wall mounted Baxi gas boiler plus space and provision for freestanding appliances. A useful shelved pantry leads off the Kitchen and there is a central heating radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

4.27m (14'0") x 3.81m (12'6") max plus bay

A lovely size bedroom at the front of the house with a central heating radiator.

BEDROOM TWO

3.78m (12'5") x 3.10m (10'2")

With a central heating radiator.

BEDROOM THREE

2.54m (8'4") x 2.44m (8'0")

With a central heating radiator.

BATHROOM

2.62m (8'7") x 2.13m (7'0")

A good size fully tiled bathroom with a white suite comprising a panel bath, a pedestal washbasin and a w.c. An airing cupboard houses the pre-lagged hot water cylinder and there is a central heating radiator.

OUTSIDE

GARAGE

5.36m (17'7") x 2.44m (8'0")

With double doors to the front and a single door at the rear.



RECEPTION HALL



LOUNGE



LOUNGE



DINING ROOM

The house stands within established, rectangular shaped gardens which are principally lawned to the front and the rear. A concrete driveway leads to the garage and provides space for parking an additional vehicle. To the rear of the house is a garden shed and an outside toilet. The boundaries of the rear garden are part fenced and part hedged.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Baxi gas boiler in the 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 B. The tenure is Freehold - subject to Solicitors verification.

VIEWING

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

LOCATION AND AMENITIES

The village of Stallingborough is located just west of Healing within easy reach of the A180 and the country's motorway network. Within the village there is a general store, a popular Public House and a primary school. Regular buses serve the general area.



KITCHEN



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM TWO



BATHROOM



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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