

# MARTIN MASLIN

1 STATION ROAD  
STALLINGBOROUGH  
NEAR GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN41 8AF



A WELL PRESENTED TRADITIONAL BUNGALOW ENJOYING A DELIGHTFUL POSITION WITHIN THE VILLAGE. OFFERING FLEXIBLE ACCOMMODATION FEATURING A MODERN KITCHEN AND BATHROOM, TWO/THREE BEDROOMS AND TWO GOOD SIZE RECEPTION ROOMS. SUPERB LANDSCAPED GARDENS WITH TWO GARAGES - NOT TO BE MISSED! EPC RATING - D

£295,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Occupying a delightful position on the corner of Station Road and Church Lane, a lovely traditional detached bungalow found in this sought after part of the village. Standing on a good size plot enjoying its own landscaped gardens to the front and rear producing an abundance of colour throughout the year. The property also benefits from two garages, one with drive through access and the other suitable for use as a workshop, gym or office, providing practicality as well as kerb appeal.

An internal viewing will reveal a bright and spacious bungalow benefitting from gas central heating and uPVC double glazing. Noteworthy features include a modern high gloss kitchen with quality AEG appliances and a superb fully tiled bathroom. The bungalow offers great flexibility for a prospective purchaser and is offered with NO FORWARD CHAIN.

The accommodation comprises of an Entrance Porch opening into the inviting Hallway with modern laminate flooring. There are two good size reception rooms at the front of the property including the well proportioned Lounge with a deep bay window and marble fireplace and the separate dining room which could be used as an occasional third bedroom if required.

Undoubtedly the kitchen is the heart of this family home displaying a range of modern high gloss blue units with complementary grey worksurfaces, a host of integrated AEG appliances and dual aspect windows each fitted with electric sun blinds. Beyond is a valuable uPVC Utility Room with a door onto the garden.

Further accommodation includes two good sized Bedrooms, the principal with fitted wardrobes, and a modern fully tiled bathroom with white suite and a shower over the bath.

The gardens are a particular feature of this bungalow with lovely raised lawns and abundant herbaceous borders the front, bespoke wrought iron double gates opening onto the generous driveway. The bungalow is ideal for car enthusiasts or hobbyists with its large driveway, drive-through garage with electric folding door to the front and a second garage/workshop in the rear garden. The rear garden is well maintained providing patio areas, a greenhouse and a summerhouse, a most ideal area for relaxing during the summer months.

A most sought after bungalow in the popular village of Stallingborough, situated within walking distance of the popular village pub The Green Man and the regular bus and train services into Grimsby Town and Cleethorpes. With a good range of amenities including excellent child education provisions within the village including The Children's House - an award winning Montessori Nursery, Stallingborough Primary School and within the catchment area for Healing Academy (both of which rated Good in the latest Ofsted Reports).



# Accommodation

An enclosed entrance porch with uPVC double glazed doors opens into the Entrance Hall.

## ENTRANCE HALL

**4.57m (15'0") x 1.83m (6'0")**

A lovely inviting hallway where the modern laminate floor leads through to all of the main rooms. It has a delft rack, coving to the ceiling and a radiator.

## LOUNGE

**5.79m (19'0") into bay x 3.96m (13'0")**

A bright and spacious room enjoying a lovely deep bay window overlooking the front garden. The focal point is a polished firesurround with marble inlay and hearth housing a living flame style gas fire. It has coving to the ceiling and two radiators.

## DINING ROOM/BEDROOM THREE

**3.96m (13'0") x 3.05m (10'0")**

A good size dining room offering versatility as an occasional bedroom if required. Enjoying views over the front garden and driveway with a radiator and coving to the ceiling.

## KITCHEN

**3.91m (12'10") x 3.61m (11'10")**

A superb modern kitchen displaying a range of high gloss blue cabinets with complementary eye catching chrome handles. Contrasting worksurfaces incorporate a modern Frankie 1.5 bowl sink with mixer taps and matching upstands. Quality AEG appliances include a ceramic hob with glass backplate and overhead extractor fan, single fan assisted oven and grill, and an integrated fridge freezer. The kitchen has a smart ceramic tile floor with a fitted breakfast table for dining and there are two uPVC windows each with electric sun blinds.

## UTILITY ROOM

A uPVC extension accessed from the kitchen with a tile floor and plumbing for a washing machine and vent for a tumble dryer. There is a further double glazed door onto the garden.

## BEDROOM ONE

**3.35m (11'0") x 3.05m (10'0")**

A lovely bedroom overlooking the rear garden fitted with a range of built-in wardrobes forming a double bed recess with overhead storage (some with mirrored fronts). It has a radiator, a further storage cupboard and access to the part boarded loft space with power and light and a pull down ladder.

## BEDROOM TWO

**3.96m (13'0") x 2.44m (8'0")**

A good size bedroom with built-in storage cupboards and shelves, coving to the ceiling, a radiator and a uPVC double glazed side window.



ENTRANCE HALL



ENTRANCE HALL



LOUNGE



DINING ROOM/BEDROOM THREE

## BATHROOM

2.39m (7'10") x 2.08m (6'10")

A smart modern fully tiled bathroom featuring a white suite comprising W.C, vanity washbasin with storage beneath and a double ended panel bath with mixer tap and shower over. There is a glass screen, recessed lighting, chrome heated towel rail and a uPVC double glazed rear window.

## GARAGE

5.92m (19'5") x 3.48m (11'5")

An attached garage with power and light, a folding front door and further double doors providing drive through access to the rear garden.

## SECOND GARAGE/WORKSHOP

A further detached garage with double front doors and power and light.

## OUTSIDE

The property enjoys a lovely wide corner plot fronting on to Station Road, approached via double wrought iron gates onto a generous driveway providing plenty of off road parking. There is a raised front lawned garden well stocked with plants and shrubs set behind a brick and coping stone wall boundary. A pathway to the side leads in to the rear garden which is manageable being laid to lawn with patio areas, a summerhouse and a greenhouse. It has close bordered fencing 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 Baxi combination central heating boiler located in the loft and the property benefits from uPVC framed double glazing. 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 our Martin Maslin website.

## LOCATION AND AMENITIES

No. 1 is delightfully located on the corner of Station Road and Church Lane. Local shops and schools are within walking distance and regular buses serve the area.

## AGENTS NOTE

In accordance with the Estate Agents Act 1979 we are obliged to advise that the vendor of this property has a connection with one of the Partners at Martin Maslin Estate Agents.



KITCHEN



KITCHEN



KITCHEN



UTILITY ROOM



BEDROOM TWO



BEDROOM ONE



BATHROOM



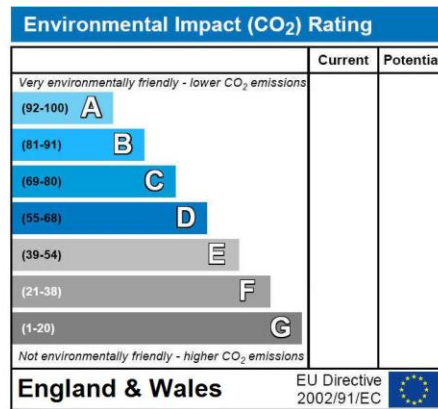
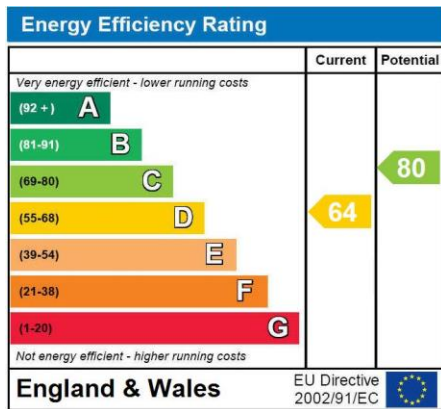
OUTSIDE



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.

**DISCLAIMER:** Whilst we endeavour to make our statements as accurate and reliable they should not be taken as statements or representations of fact and are not intended to be 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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