

# MARTIN MASLIN

1 CHARLES AVENUE  
LACEBY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 7EZ



Set back deep into its plot, a traditional semi detached dormer bungalow enjoying a surprisingly large rear and well established garden. Ideally placed just off Caistor Road, the property is within walking distance of local shops and the Village square. Home to the same owners for over 34 years now offering the opportunity to renovate and update. An ideal project for a young family looking to design their own home with NO FORWARD CHAIN. The accommodation includes; a good sized Hallway serving two Reception Rooms including a pleasant dual aspect front Lounge and a good sized Dining Kitchen extending to 21'0". the Kitchen has a range of cabinets with an archway through to a pleasant Dining Room with an open plan staircase to the first floor. Further patio doors open into a uPVC conservatory with a timber floor providing a relaxing retreat overlooking the rear garden. Further accommodation includes; a ground floor bedroom with fitted wardrobes and a part tiled bathroom with a traditional white suite. Meanwhile upstairs there are two further bedrooms each with views overlooking the rear garden. The property enjoys some good outdoor spaces including a generous driveway and garage, a private mature front garden and a spacious 'L' shaped rear garden. A great opportunity not to be missed.

OFFERS INVITED AROUND £175,000.EPC RATING - D

**£175,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A uPVC double glazed side entrance door leads directly into the welcoming 'L' shaped Hallway.

### HALLWAY

It has a built-in meter cupboard and a radiator.

### LOUNGE

4.09m (13'5") x 3.35m (11'0")

A pleasant dual aspect room overlooking the front garden. It has a brick and tiled fireplace with gas fire flanked by two double glazed windows, decorative beamed ceiling, radiator and a double glazed bow window.

### KITCHEN DINER

3.35m (11'0") x 3.30m (10'10") EXT TO 21'10"

Fitted with a range of base and wall mounted units in a dark wood finish with complimentary work surfaces incorporating a stainless steel sink with mixer taps and tile splashback. It has a freestanding cooker and plumbing for an automatic washing machine. The kitchen has dual aspect views onto the drive and garden and a double glazed exterior door. An open archway leads through to the Dining Room.

### DINING ROOM

3.30m (10'10") x 3.17m (10'5")

Where the open tread staircase leads to the first floor. It has two radiators and a sliding tilt and turn patio door giving access to the conservatory.

### CONSERVATORY

4.50m (14'9") x 2.57m (8'5")

A pleasant uPVC conservatory with double glazed windows, wooden floor and sliding tilt and turn patio doors providing access onto the rear garden.

### GROUND FLOOR BEDROOM

3.17m (10'5") x 3.10m (10'2") EXT TO 12'0"

A comfortable bedroom with built-in mirrored wardrobes along one wall, wood flooring, a radiator and a double glazed window.

### BATHROOM

2.21m (7'3") x 2.16m (7'1")

A tiled bathroom with traditional white suite comprising; W.C, pedestal wash basin and panelled bath with thermostatic shower over. It has a folding shower screen, a radiator, built-in storage cupboard and double glazed side window.

### FIRST FLOOR

### LANDING

with access to the loft space. All rooms lead directly off as follows;-



HALLWAY



LOUNGE



LOUNGE



KITCHEN DINER

## BEDROOM TWO

3.35m (11'0") x 3.17m (10'5")

A good sized bedroom with a radiator and double glazed window overlooking the rear garden.

## BEDROOM THREE

2.46m (8'1") x 2.44m (8'0")

A single bedroom with a radiator and double glazed window overlooking the rear garden.

## OUTSIDE

The property stands well back from the road approached via a generous concrete driveway leading in turn to the garage. The front garden is particularly private, screened by mature conifer hedging laid to lawn with bodacious boarders and mature trees. The rear garden is very deceptive, forming an 'L' shape lawn with mature hedgerows and fencing to the perimeters.

## DETACHED GARAGE

4.98m (16'4") x 3.10m (10'2")

With double doors.

## GENERAL INFORMATION

mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal Logic + Combi C24 boiler located in the loft. The property has the benefit of uPVC framed double glazing and falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band - B. The tenure is Freehold subject to Solicitors verification.

## VIEWING

Strictly 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

Charles Avenue is located just off Caistor Road. The property is within walking distance of local shops and amenities in the Village square.



DINING ROOM



CONSERVATORY



GROUND FLOOR BEDROOM



BATHROOM



BEDROOM TWO



BEDROOM THREE



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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