

# MARTIN MASLIN

11 DOVEDALE DRIVE  
SCARTH  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 2NH



A STUNNING AND TRADITIONAL DETACHED BUNGALOW WITH ITS OWN TIMELESS CHARM, NESTLING IN BEAUTIFUL LANDSCAPED GARDENS ON THIS LARGE CORNER PLOT. RETAINING MANY ORIGINAL FEATURES INCLUDING TWO SEPERATE HALLWAYS, A CHARACTERFUL SITTING ROOM, TWO BATHROOMS, A LARGE KITCHEN AND TWO COMFORTABLE BEDROOMS. VIEWING HIGHLY RECOMMENDED OFFERED WITH NO CHAIN FOR IMMEDIATE VACANT POSSESSION.

£309,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Welcome to your dream bungalow standing on a large corner plot fronting onto Waltham Road surrounded by beautiful landscaped wall gardens creating a picturesque and tranquil setting. Built in the early 1960s this wonderful bungalow offers the perfect blend of space combined with traditional timeless charm, featuring gorgeous solid oak wood floors, Lincaster wall panelling, striped internal doors and high ceilings. The property benefits from quality uPVC double glazing, a gas central heating system and fitted burglar alarm for extra security. The bungalow enjoys its own private enclosed south-facing front porch overlooking the landscaped gardens, two separate hallways, a characterful Sitting Room, two Bathrooms and two large comfortable double Bedrooms. Forming the hub of the accommodation is the spacious and well fitted Kitchen with a walk-in pantry and large fitted utility room beyond.

An extremely well built quality bungalow which is rarely available in this sought after area, offering immediate vacant possession with no forward chain.

Principle features include a delightful enclosed front entrance porch with the original oak door leading into the main hallway. A lovely welcoming space for guests with the original parquet oak block flooring, Lincaster panelling and further door leading to the Inner Hallway. There is a fitted shower room with separate W.C. and handbasin. Across the hall is a well proportioned sitting room extending to 19' with central fireplace and lovely walk in bay window featuring French doors opening onto the garden. A large dining kitchen is well appointed and provides space for free-standing furniture or an island if required. Displaying a range of quality cabinets in an Ash laminated finish with Askilan

resin moulded worktops, and a range of built appliances .

Beyond is a large, fitted utility room with double sink and door onto the garden. An inner hall separates the two bedrooms and bathroom from the main accommodation. There are two excellent double sized bedrooms each with oak flooring and windows to the front and rear of the property, completing the accommodation is a family bathroom with traditional white suite including a panelled bath, bidet, toilet and wash hand basin. A large attached garage provides secure parking with an electric folding door with an adjoining boiler room beyond. In the Agents opinion the landscaped gardens are absolutely stunning.

Surrounding the bungalow on three sides the gardens are designed to enjoy year round its stunning outdoor spaces. The front garden in particular featuring a mix of mature colourful plantings with a granite block patio driveway and further manicured lawned gardens. At the rear is a delightful enclosed courtyard garden with further granite block patio ideal for both relaxation and entertaining. The property is ideally positioned within walking distance of Scartho village with its many local cafes, bars and restaurants. Whether you are a growing family, a couple looking to down size without compromising on space or simply someone who appreciates quality living this bungalow is designed to meet your needs and viewings are highly recommended to appreciate all it offers.





# Accommodation

An enclosed brick entrance porch with uPVC windows and double glazed French doors onto the garden. Further original solid oak door with colour leaded lights gives access into the 'L' shaped hallway. The spacious entrance features original oak floor in a herringbone design with Lincruster paneling to dado height and radiator. Coving to the ceiling and a further double glazed window.

## SHOWER ROOM

Part tiled shower room comprising cupboard W.C., hand wash basin and single tile shower with thermostatic unit and folding door. There is a radiator, wood floor and double glazed window.



SHOWER ROOM

## SITTING ROOM

**6.05m (19'10") x 4.72m (15'6") into the bay**

A lovely traditional sitting room with a deep bay window, featuring French double glazed doors giving views and access onto the front garden. Tastefully decorated, the room is complimented by an oak engineered floor and a beautiful timber firesurround with cast iron Horseshoe inlay, housing a living flame gas fire. Coving to the ceiling, four radiators, Lincruster paneling to dado height and two double glazed windows allowing natural light.



SITTING ROOM

## KITCHEN

**4.22m (13'10") x 3.96m (13'0") widening to (17'0") max**

Spacious kitchen displaying a range of modern cabinets in a quality laminated Ash finish with open displays and matching cornice with baffle. Complimentary Askilan resin-molded worktops incorporate a cut away 1.5 bowled sink with imbrushed chrome swan neck mixer tap with fitted water filter. Built in appliances include a four ring Stove hob with overhead extractor fan and light and a futher matching single oven and grill. The kitchen has plenty of space for freestanding table or breakfast bar if required and features a solid oak floor and double glazed window. Within the kitchen there is a useful walk-in larder cupboard with shelves, lighting and tiled floor.



SITTING ROOM

## UTILITY ROOM

**2.57m (8'5") x 2.46m (8'1")**

Located off the kitchen, a large utility room with built in modern cabinets, double butler style ceramic sink with mixer taps and tile splashback and plumbing for washing machine and vent for tumble dryer. There is an oak floor, recessed lighting, radiator, double glazed window and further new uPVC door opening onto the rear garden.

## INNER HALLWAY

Located just off the main hall, enclosed area and access to the spacious part boarded loft.

## BEDROOM ONE

**4.57m (15'0") x 3.38m (11'1")**

Lovely bright front-facing bedroom, tastefully decorated with coving to the ceiling and solid oak floor, there is a radiator and a uPVC window.



KITCHEN

## BEDROOM TWO

4.52m (14'10") x 3.38m (11'1")

Another excellent sized double bedroom facing the rear. Tastefully decorated with coving to the ceiling, radiator, an oak fitted floor and a uPVC double glazed window.

## BATHROOM

2.74m (9'0") x 1.65m (5'5")

Main family bathroom with white traditional suite comprising close cupboard W.C., pedestal hand wash basin, bidet and a panelled bath with tiled wall surround. There is a radiator, an oak floor and a uPVC double glazed window.

## GARAGE

5.38m (17'8") x 3.07m (10'1")

Large garage with an electric folding insulated paneled door, power and light and plenty of storage space. It has an unvented tank with pressurised system, for the central heating system. Further open doorway leads to the boiler room where the boiler is situated and the water filter. The garage has its own double glazed personal side door.

## OUTSIDE

Externally the front gardens form one of the main features of this superb bungalow. Beautifully landscaped and set on this well established corner position screened by the original wall and personal gate leading to the front door. Granite blocks create an instant wow factor forming part of the driveway and continuing around the rear of the property. The gardens have been meticulously cared for over the years retaining an original magnolia tree with deep flower borders set behind the original brick wall binding the perimeters. York stone resin patios create a low maintenance garden, ideal for sitting and relaxing during the summer months. The rear of the bungalow is a walled and enclosed courtyard featuring a granite block patio with fencing and hedging to the perimeters. Wonderful hidden gem must be viewed to be appreciated.

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are all connected, broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Worcester central heating boiler located in the boiler room. The property is benefited by uPVC double glazing and a security alarm system. It falls within the jurisdiction of the North East Lincolnshire council, the property is in Council Tax Band D. The tenure is freehold subject to solicitors verification.

## VIEWING

Viewing is strictly through the Agents on Grimsby 311000, video walkthrough tour with commentary can be seen on the Rightmove and Martin Maslin website.



KITCHEN



UTILITY ROOM



INNER HALLWAY



BEDROOM ONE





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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