

MARTIN MASLIN

17 NEWLANDS PARK
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4XT



Tucked away at the end of this desirable cul-de-sac forming part of Newlands Park, a most attractive detached Bungalow standing on a large corner plot. Home to the same owner since it was built in 1990, the property has been lovingly extended over the years to form a large second Bedroom, a delightful Conservatory and a detached brick Garage. The Bungalow offers spacious and flexible accommodation including two/three bedrooms, two reception rooms and does require some slight updating to improve to taste. The accommodation features an enclosed Entrance Porch leading to a good sized central Hallway, a pleasant bay-fronted lounge, a separate Dining Room (originally the third bedroom) with sliding patio doors opening onto the conservatory. A well built Kitchen in a light oak finish, a small Utility Room, a Shower Room and two large double Bedrooms. Set within pleasant low maintenance gardens, the bungalow benefits from two Driveways, one with double gates leading to the Garage. The front and rear Gardens have been landscaped for ease of maintenance and enjoy a lovely private aspect. A most cherished family bungalow now offered with no chain, realistically priced for an early sale.

£279,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE PORCH

Enclosed entrance porch with a uPVC double glazed front door.

HALLWAY

3.20m (10'6") x 1.88m (6'2") plus (8'6") x (3'4")

A spacious hallway accessed through the glazed porch door with coving to the ceiling, a radiator and a useful built in airing cupboard with hot water tank. There is access to the loft space.

SHOWER ROOM

Modernised shower room with mermaid wall panelling and smart built in vanity unit with offset sink and mixer tap. There is an overhead matching display cabinet with mirror and light, a low flush W.C. and separate shower cubicle with thermostatic unit. There is a radiator and a uPVC double glazed window.

LOUNGE

6.12m (20'1") into bay x 3.78m (12'5")

A lovely front lounge with dual aspect overlooking the gardens. There is a deep walk in uPVC bay with radiator, feature firesurround with an electric fire and coving to the ceiling.

DINING ROOM

3.28m (10'9") x 3.00m (9'10")

Originally designed as a third bedroom, now used as a dining room. A good proportion room with radiator and sliding patio doors opening onto a delightful conservatory.

CONSERVATORY

3.76m (12'4") x 2.64m (8'8")

Superb conservatory built on a brick base with a ceramic tiled floor, featuring uPVC double glazed windows and French double glazed doors giving views and access onto the rear garden.

KITCHEN

3.00m (9'10") x 2.92m (9'7")

Fitted with a range of light oak fronted base and wall mounted units, some with leaded glass displays. Complimentary work surfaces incorporate a 1.5 bowl stainless steel sink, mixer taps and tile splash back, it has a four ring gas Hotpoint hob with single eye level Lamona electric oven and grill. There is space for a fridge freezer and plenty of storage units. The kitchen has a pleasant dual aspect onto the gardens, a radiator and a uPVC double glazed exterior door.

UTILITY ROOM

Separate tiled Utility Room with work top, plumbing for washing machine and double glazed window.



HALLWAY



SHOWER ROOM



LOUNGE



DINING ROOM

BEDROOM ONE

4.06m (13'4") x 2.95m (9'8") to wall

A well fitted bedroom, featuring a range of built in wardrobes forming a double bed recess with overhead storage, matching display niches and bedside drawers. There is also a range of matching drawers included in the sale. A lovely bedroom with a radiator and uPVC double glazed rear window.

BEDROOM TWO

4.06m (13'4") x 3.53m (11'7") narrowing to (10'10")

Extended in later years to provide an additional study area with coving to the ceiling, radiator and two double glazed front windows.

GARAGE

5.18m (17'0") x 3.48m (11'5")

Outside there is a detached brick garage featuring an up and over electric door, power and light and further double glazed side door.

GARDENS

No 17 occupies the original largest corner plot with double gates providing a further driveway to the garage at the side. The gardens have been designed for low maintenance with a delightful gravelled terrace front garden complimented by a smart resin extended driveway providing valuable off-road parking. There is an additional section of garden to the side of the bungalow in a resin bond finish sanding with fencing defining the boundary. The rear garden is also lovely and designed for low maintenance with resin patio areas and raised borders, the garden enjoys the good degree of sunshine from its west-facing aspect and is screened by walls and fencing to the perimeters.

GENERAL INFORMATION

Mains gas, electricity, water and drainage are connected, central heating comprises radiators detailed above connected to the gas central heating boiler located in the loft. The boiler has been serviced regularly since 2017 and was last serviced on the 27th February 2024. The property has the benefit of uPVC framed double glazing. Local authority is the North East Lincolnshire council, the Council Tax Band is D. The tenure of the property is freehold, subject to solicitors verification.

VIEWING

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

LOCATION

Newlands Park, Humberston is located just off North Sea Lane in a pleasant cul-de-sac.



CONSERVATORY



KITCHEN



BEDROOM ONE



BEDROOM TWO



GARAGE



GARDENS



GARDENS

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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