

MARTIN MASLIN

16 KEITH CRESENT
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7HQ



A comfortable two bedroom semi-detached bungalow offered for sale with No Forward Chain, found in this popular village location. The property is ideal for a first time buyer or investor searching for a well presented and easy to manage home with some minor cosmetic finishing required. Briefly comprising an Entrance Hall with a storage cupboard, a pleasant dual aspect front Lounge and a fitted Kitchen in a light oak finish with some built-in appliances. There are two good size bedrooms (one currently used as a sitting room with patio doors) and a Shower Room with modern shower and sliding doors. The bungalow benefits from a gas central heating system and uPVC double glazing. Outside the gardens are paved for ease of maintenance enjoying a good orientation for the summer months. Whilst a block driveway provides valuable off road parking to the front.

£149,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

ENTRANCE

A uPVC double glazed side entrance door with matching glazed panels opens directly into the Hallway.

HALLWAY

4.17m (13'8") x 2.18m (7'2")maximum

A pleasant hallway decorated in pastel colours with a fashionable laminate floor and a radiator.

LOUNGE

4.47m (14'8") x 3.35m (11'0")

A dual aspect room facing the front garden and driveway. Tastefully decorated in pastel colours with a modern firesurround housing an electric fire and a radiator.

KITCHEN

3.35m (11'0") x 2.87m (9'5")

A modern kitchen fitted with a range of light oak fronted base and wall mounted units. Complimentary work surfaces incorporate a stainless steel sink with mixer taps and tile splashback. Built-in appliances include a four ring gas hob with pull out cover and extractor fan, sink electric oven, plumbing for washing machine and vent for tumble dryer. There is space for a freestanding fridge freezer and a radiator. The kitchen has a laminate floor with space for a small table and chairs with a radiator, a built-in storage cupboard and a uPVC double glazed rear window.

BEDROOM ONE

4.27m (14'0") x 3.15m (10'4")

A good sized double bedroom overlooking the front garden. Tastefully decorated in pastel colours with a radiator and uPVC window.

BEDROOM TWO

3.51m (11'6") x 3.12m (10'3")

Currently used as a sitting room with a radiator and sliding patio doors giving views and access onto the rear garden.

SHOWER ROOM

2.24m (7'4") x 2.08m (6'10")

Fitted with a white two piece suite comprising low flush W.C, pedestal hand wash basin and walk-in modern shower cubicle with mermaid wall panelling, thermostatic shower and sliding door. There is a radiator and a uPVC double glazed window.

OUTSIDE

The property has a paved front garden and driveway providing valuable off-road parking with a low balustrade brick wall to the front boundary. The rear garden is also paved for ease of maintenance with shed and raised gravel borders. It has panelled fencing defining the boundaries.



HALLWAY



LOUNGE



LOUNGE



KITCHEN

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Baxi 600 Combination central heating boiler, located in the kitchen. The property has the benefit of uPVC framed double glazing. It 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

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



BEDROOM ONE



SHOWER ROOM



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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