

# MARTIN MASLIN

6 DUDLEY PLACE  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 9EW



A much improved semi-detached bungalow found in this desirable area of Cleethorpes lying in a pleasant cul-de-sac just off Penhurst Road. The property is ideal for both retirement and first time buyers, ready to move straight into, offered with No Forward Chain. Modernised over the last few years through a select scheme of improvements including a smart Kitchen and Shower Room, a replacement boiler and uPVC double glazing. Whilst outside an attractive brick edge driveway adds further curb appeal. The accommodation with fashionable laminate flooring, includes an 'L' shaped welcoming Hallway, a bay fronted Lounge and shaker style Kitchen in a Sage Green finish with built-in appliances. There are two good sized Bedrooms to the front and rear, the main Bedroom with fitted modern sliding wardrobes and a superb Shower Room with walk-in designer shower with modern vanity unit and toilet. Set back from the road, the bungalow stands within lovely and colourful landscaped gardens enjoying a valuable south-facing rear aspect with decking, patio and large workshop. A real gem must be seen!

£184,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

# Accommodation

## ENTRANCE PORCH/HALLWAY

An enclosed entrance porch with uPVC double glazed side entrance door. A further double glazed door leads directly into an 'L' shaped pleasant hallway with fashionable laminate flooring, featuring a built-in storage cupboard, radiator and coving to the ceiling.

## LOUNGE

4.57m (15'0") into bay x 3.35m (11'0")

A pleasant room featuring an Adam style fire surround with a marble inlay hearth, housing a living flame gas fire. Well decorated with coving to the ceiling, fashionable laminate floor and radiator. It has a uPVC double glazed bay window overlooking the front garden.

## KITCHEN

3.61m (11'10") x 2.97m (9'9")

A smart modern shaker style kitchen with complimentary light oak laminated surfaces. Incorporating a 1.5 bowl sink with mixer taps and panelled splashbacks. Built-in appliances include a four ring gas hob with an overhead extractor fan and light, a single electric oven, an integrated fridge and freezer, plumbing for an automatic washing machine and space for a microwave. The kitchen has a fashionable laminate floor, radiator, uPVC double glazed windows allowing natural light and further double glazed door opening onto the garden.

## BEDROOM ONE

3.61m (11'10") x 2.74m (9'0")

A lovely bedroom with built-in modern sliding wardrobes and a fashionable laminate floor. Well presented with a radiator and a double glazed window overlooking the rear garden.

## BEDROOM TWO

3.05m (10'0") x 3.00m (9'10")

Another good size double bedroom, well decorated with radiator and a uPVC double glazed front window.

## SHOWER ROOM

1.98m (6'6") x 1.83m (6'0")

A smart modern shower room with contemporary wall panelling and a white suite. Comprising back to the wall W.C, vanity wash hand basin and a modern glass panel walk-in shower with thermostatic shower and flipper door. It has a built-in storage cupboard, chrome heater towel rail and double glazed side window.



ENTRANCE



LOUNGE



KITCHEN



KITCHEN



## OUTSIDE

The bungalow stands within lovely gardens which have been landscaped over the years. The front garden features a shaped lawn, stocked with plants and shrubs and has a stone corner rockery set behind a brick and coping stone wall boundary. A smart, concrete, and brick edge grey driveway provides valuable off road parking, leading in turn to a large workshop. To the rear is a delightful and well managed garden enjoying a south-facing aspect during the summer months. Featuring raised patio areas with decking, shaped lawn areas and well stocked raised borders. Panel fencing ensures privacy and security.

## 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 Central Heating Boiler located in the kitchen and the property benefits from uPVC framed double glazing. It falls within the jurisdiction of the North East Lincolnshire Council and is Council Tax Band B. The tenure 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 our Martin Maslin website.



BEDROOM ONE



BEDROOM TWO



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.

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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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