

# MARTIN MASLIN

19 LYTHAM DRIVE  
WALTHAM  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 0DG



Don't miss a great opportunity to own this most charming detached bungalow, enjoying a fabulous west-facing rear Garden situated in the highly sought after village of Waltham.

Thoughtfully designed and extending in later years provides surprisingly spacious living accommodation featuring two individual Lounges including a wonderful Sun Lounge, three decent size Bedrooms and a luxury Shower Room. Beautifully presented including a large and welcoming Entrance Hall serving a lovely size Family Lounge with French doors onto the garden, a smart modern shaker style Kitchen in an Ivory finish with built-in appliances and an adjoining breakfast room. Beyond is a wonderful Sun Lounge with feature brick wall overlooking the Garden. There are three good size Bedrooms (including two doubles with wardrobes) and a superb modern Shower Room featuring a designer walk-in shower, and a further valuable Utility Room. The bungalow stands within magnificent landscaped Gardens especially to the rear, set back from the road and approach by a block paved driveway leading in turn to the attached Garage. A real gem not to be missed!

£310,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

### ENTRANCE PORCH

An enclosed porch with glazed front door.

### ENTRANCE HALL

4.37m (14'4") x 2.13m (7'0") widening to (13'9")

A lovely, spacious and welcoming hallway featuring a designer Amtico floor flowing through into the kitchen and the bathroom. Beautifully decorated with an accent adorned wall, coving to the ceiling and radiator.

### LOUNGE

5.36m (17'7") x 3.58m (11'9")

A lovely size family lounge with uPVC French style doors giving views and access onto the rear garden. Tastefully decorated in pastel colours with an electric wall mounted fire.

### KITCHEN

3.25m (10'8") x 3.00m (9'10") extending to (17'8")

A lovely modern shaker style kitchen fitted with a range of base and wall mounted cabinets in a soft ivory finish. Complimentary worktops incorporate a 1.5 bowl sink with mixer taps and matching upstands. Built-in appliances include a 5 ring Wok style hob with over head extract fan and light, an eye level double fan assisted oven and grill, a full height refrigerator, separate integral freezer and a built-in corner carousel. It has a pull out larder unit, wine rack and underlighting to the units. With a uPVC double glazed side window and open archway through to the carpeted breakfast room.

### BREAKFAST ROOM

3.05m (10'0") x 1.98m (6'6")

Ideal for dining with space for table and chairs, built-in range of matching units for storage and radiator. Further double glazed door opens into the sun lounge.

### SUN LOUNGE

A lovely, relaxing room with an exposed brick feature wall, insulated and tiled roof with lighting and low level panoramic windows perfect for all year round use, overlooking the Mediterranean influenced gardens. There is a radiator and a further double glazed door giving access onto the patio.

### BEDROOM ONE

3.58m (11'9") x 3.45m (11'4") max

A lovely bedroom well decorated with fitted and freestanding wardrobes. It has a radiator and a double glazed bow front window.

### BEDROOM TWO

3.00m (9'10") x 2.49m (8'2") extending to (10'0")

Another lovely bedroom with range of bespoke built-in wardrobes along one wall. Tastefully decorated in pastel colours with radiator and a uPVC double glazed bow window.



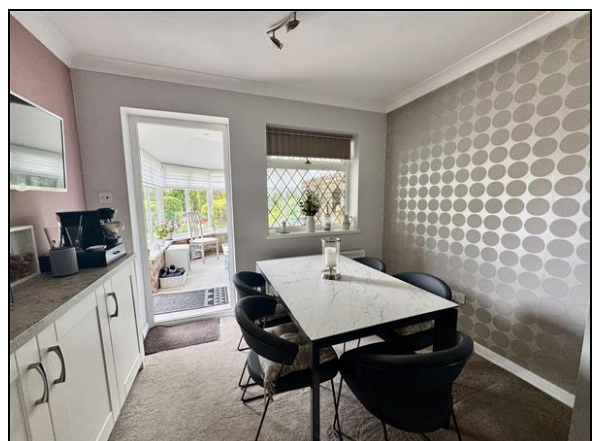
ENTRANCE HALL



LOUNGE



KITCHEN



BREAKFAST ROOM



### BEDROOM THREE/LOUNGE/OFFICE

2.51m (8'3") x 2.51m (8'3")

A good size single bedroom which is currently used as a study with a radiator and uPVC double glazed side window.

### SHOWER ROOM

2.54m (8'4") x 1.73m (5'8")

A luxury and modern fitted shower room with built-in furniture featuring a back to the wall push button W.C, semi recess wash hand basin and a large walk-in designer glass panelled shower with drencher head. Attractively designed with two tone mermaid walling, chrome heater towel rail and an Amtico floor, and a double glazed side window.

### UTILITY ROOM

2.08m (6'10") x 1.78m (5'10")

A valuable utility room with plenty of built-in storage space and wall cupboard, worktop with stainless steel sink, taps and mermaid walling. There is plumbing for the washing machine and vent for a tumble dryer and a double glazed side door.

### ATTACHED GARAGE

5.87m (19'3") x 2.74m (9'0")

With power and light, electric folding door and further double glazed courtesy door to the garden.

### OUTSIDE

The bungalow stands within stunning landscaped gardens enjoying a good size plot. Approached via a five bar gate onto a generous sett driveway leading in turn to the garage. The front gardens are well designed with shaped lawns, gravelled beds and specimen shrubs. In the Agents opinion the rear garden forms one of the main attractions, stunning landscaped with patio and raised composite decking with seating areas, taking advantage of the west-facing aspect. The gardens produce an abundance of colour throughout the year, with its winding pathways, gravelled borders and specimen shrubs. Towards the rear of the garden there is a useful shed with power and light and a greenhouse. Part fencing and hedging defining the boundaries ensure privacy for the present owners.

### 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 Bosch Greenstar RI central heating boiler located in the utility room. The bungalow has a security alarm system and benefits from uPVC framed double glazing. Further benefitting from wall cavity insulation and a pull down ladder accessing the loft housing an Immersion heater. The property falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band C. The tenure is Freehold - subject to solicitors verification.



SUN LOUNGE



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



## VIEWING

Strictly by appointment through the Agents on Grimsby 311000 and a video walkthrough with commentary can be seen on Rightmove and our Martin Maslin website.

## LOCATION AND AMENITIES

The bungalow is located just off Chestnut Road, close to the centre of its popular village.



UTILITY ROOM



OUTSIDE



OUTSIDE



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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