

# MARTIN MASLIN

85 WESTBURY ROAD  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 0QJ



Located on ever popular Westbury Road this spacious detached bungalow provides well presented accommodation in ready-to-move-into condition. It occupies lovely established gardens with a long driveway and a brick Garage and viewing is highly recommended. Comprising:- Reception Hall, lovely Lounge with contemporary fireplace and a glazed door to the garden, excellent size Dining Kitchen with beech finish units and space for a dining table, three well proportioned Bedrooms (two with wardrobes) and a wet room style Shower Room perfect for those with limited mobility. The bungalow benefits from gas central heating and uPVC framed double glazing and the gardens are a delight.

£250,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

The accommodation comprises:-

### RECEPTION HALL

An 'L' shaped entrance area giving access to all the rooms. There is a central heating radiator with a shelf above and an access hatch to the roof space.

### LOUNGE

5.97m (19'7") x 3.35m (11'0")

An excellent size room at the rear of the bungalow with twin side windows and a glazed door opening to the garden. The room features a contemporary style fireplace with an electric stove style fire and there are two central heating radiators.

### DINING KITCHEN

4.57m (15'0") x 3.30m (10'10")

A good size room with space to dine and prepare and fitted with a range of beech finish wall and base cabinets with marbled worktops incorporating a single drainer stainless steel sink unit. There is a wall mounted Ideal gas boiler (installed in 2022) and there is ample space for freestanding appliances. There are two useful pantry cupboards and central heating radiator. A glazed door with side panels opens to the rear garden.

### BEDROOM ONE

4.09m (13'5") x 3.35m (11'0")

With a range of cream furniture including drawers, a recessed mirror and wardrobes. There is a central heating radiator.

### BEDROOM TWO

3.35m (11'0") x 2.84m (9'4")

With white louvred wardrobes and a central heating radiator.

### BEDROOM THREE

3.35m (11'0") x 2.08m (6'10")

With a central heating radiator.

### SHOWER ROOM

2.24m (7'4") x 1.65m (5'5")

A wetroom style shower facility with a white suite comprising a W.C, a wall mounted washbasin and a Mira Advance electric shower. The walls are fully tiled and there is a central heating radiator and a self-draining wetroom floor for easy access and use.

### OUTSIDE

### GARAGE

2.82m (9'3") x 5.74m (18'10")

A brick built garage with electric light and power, an up and over door and a side access door.

The bungalow occupies rectangular shaped gardens which are part gravelled at the front and part laid to a brick edged concrete driveway and pathway. There is a wooden gate to the driveway (which could be altered to allow vehicles through to the Garage) whilst the lovely rear garden features lawned areas, a paved patio, shrubs and flower borders.



RECEPTION HALL



LOUNGE



LOUNGE



DINING KITCHEN



## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal gas boiler in the Dining Kitchen (installed 2022) and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band C. The tenure is Freehold - subject to solicitors verification.

## VIEWING

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

## LOCATION AND AMENITIES

Westbury Road is located to the northern side of North Sea Lane within walking distance of local shopping facilities, schools and the Cleethorpes Country Park. Regular buses serve the general area.



DINING KITCHEN



DINING KITCHEN



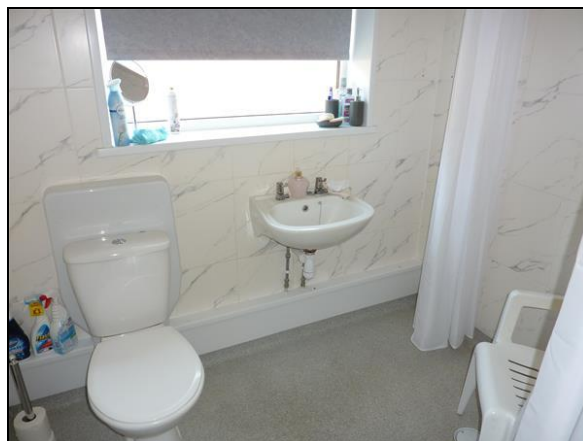
BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



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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