

# MARTIN MASLIN

29 CONINGSBY DRIVE  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN34 5HQ



This excellent first floor flat has just undergone a wide ranging project of updating and improvement and is now offered in ready-to-move into condition. Located just off Eastern Inway and with the benefit of its own car parking space, the flat provides the following accommodation: - Shared ground floor Entrance Hall, private Hallway, lovely Lounge with two windows, brand new gloss white Kitchen units and built-in appliances, Utility Room, two double Bedrooms and superb Bathroom with panelled walls and a white suite with a shower over the bath. Gas central heating and uPVC double glazing and a delightful shared courtyard garden at the rear. Viewing recommended. EPC rated C.

£89,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

## THE ACCOMMODATION COMPRISES:-

A shared entrance hall gives access to a staircase which leads to the first floor flat.

### ENTRANCE HALL

A central hallway giving access to all the rooms. There is a central heating radiator.

### LOUNGE

**3.35m (11'0") x 5.11m (16'9")**

A well proportioned room at the front of the property with two windows and a central heating radiator. There is a recess which can be enhanced as a fireplace if required and the room features laminate flooring.



LOUNGE

### KITCHEN

**2.31m (7'7") x 2.31m (7'7")**

Well equipped with a range of gloss white wall and base cabinets with grey worktops incorporating a single drainer stainless steel sink unit. Built in appliances comprise a Beko electric oven and an electric ceramic hob with an extractor canopy above. A cupboard houses the Vokera gas combination boiler and the walls feature brick laid white tiles. There is a central heating radiator.



LOUNGE

### UTILITY ROOM

**2.06m (6'9") x 1.17m (3'10")**

With a central heating radiator, provision for a washing machine and a recess with shelves.

### BEDROOM ONE

**3.78m (12'5") x 3.35m (11'0")**

With two shelved cupboards and a central heating radiator.

### BEDROOM TWO

**3.35m (11'0") max x 3.35m (11'0") max**

With a central heating radiator.



KITCHEN

### BATHROOM

**2.18m (7'2") x 1.90m (6'3")**

A lovely bathroom with marbled panelled uPVC walls and a white suite comprising a panel bath with a chrome twin head mixer shower above, a vanity handbasin and a concealed cistern w.c. There is a clear shower screen to the bath side and a heated towel warmer.

### OUTSIDE

To the rear of the property there is a shared paved courtyard garden. The flat benefits from a lock up store and there is a dedicated vehicle parking space.



UTILITY ROOM

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Vokera gas combination boiler in the Kitchen 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 A. The tenure is Leasehold with a term extending until 30th July 2181. A service charge covers the cost of buildings insurance, maintenance and cleaning of shared areas and communal garden maintenance. The Service Charge is currently £70.70 per calendar month and is reviewed annually. Included within the service charge is a telephone security entrance system for the property.

## VIEWING

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

## LOCATION AND AMENITIES

Coningsby Drive is located off Eastern Inway within early reach of shopping facilities on Chelmsford Avenue. Popular schools serve the general area and Franklin College is close by.



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM TWO





BATHROOM



BATHROOM



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.



25109



Martin Maslin Estate Agents  
4/6 Abbey Walk  
Grimsby  
North East Lincolnshire  
DN31 1NB  
T: 01472 311000 F: 01472 340200  
E: [office@martinmaslinestateagents.co.uk](mailto:office@martinmaslinestateagents.co.uk)  
[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)