

# MARTIN MASLIN

10B CARLTON ROAD  
HEALING  
NEAR GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN41 7PH



Situated on Carlton Road, just off Station Road, in the very popular village of Healing, this excellent detached bungalow is in first class condition throughout and viewing is highly recommended. It stands within extensive lawned gardens with a good length driveway and a brick Garage and the gas centrally heated and uPVC double glazed accommodation comprises: Reception Hall, elegant Lounge with oak fireplace, Dining Kitchen with walnut finish units and built-in appliances, two double Bedrooms (one giving access to the Conservatory) and a fully tiled Shower Room. An excellent bungalow which can be bought with no work to do! EPC rated D.

Offers in the region of

**£240,000**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

## THE ACCOMMODATION COMPRISES:-

### RECEPTION HALL

A good size central entrance area giving access to all the rooms. There is a useful storage cupboard and a central heating radiator.

### LOUNGE

4.57m (15'0") x 3.71m (12'2")

A lovely room at the front of the bungalow featuring a traditional oak firesurround with an arched cast iron inset and a living flame gas fire. Twin side windows provide additional natural light and there is a wide front window and a central heating radiator.

### DINING KITCHEN

4.34m (14'3") x 3.71m (12'2")

A spacious room equipped with a comprehensive range of walnut finish wall and base cabinets with slate grey coloured worksurfaces incorporating a single drainer stainless steel sink unit. Built-in appliances comprise a Hotpoint electric oven, a Hotpoint 4 ring gas hob with extractor above, a larder fridge and a freezer. There is ample space for a dining table, the floor is tiled and a door leads out into the rear garden.

### BEDROOM ONE

4.27m (14'0") max x 3.48m (11'5")

A lovely bedroom with two cupboards (one housing the Worcester gas boiler) and patio style doors opening to the Conservatory. Central heating radiator.

### CONSERVATORY

2.84m (9'4") x 2.92m (9'7")

A uPVC double glazed conservatory with a door opening to the garden.

### BEDROOM TWO

3.58m (11'9") x 3.51m (11'6")

Positioned at the front of the bungalow and with a central heating radiator.

### SHOWER ROOM

2.18m (7'2") x 1.60m (5'3")

Attractively tiled and with a white suite comprising a pedestal washbasin, a w.c. and a quadrant shaped shower enclosure with a chrome mixer shower. There is a good size linen/toiletry cupboard and a heated towel warmer.

### OUTSIDE

The bungalow is set within excellent size gardens which are principally lawned to both the front and the rear. A long driveway serves the garage and provides space for numerous vehicles whilst behind the bungalow there is a large paved patio area. The rear garden is fenced to the side and rear boundaries and there are shrub borders adjacent to the grass.



RECEPTION HALL



LOUNGE



LOUNGE



DINING KITCHEN



## GARAGE

3.12m (10'3") x 5.64m (18'6")

With an up and over door.

## 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 Worcester gas boiler in the cupboard in Bedroom One 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 walkthrough video with commentary can be seen on Rightmove and our Martin Maslin website.

## LOCATION AND AMENITIES

Carlton road leads off Station Road within walking distance of the village store and the railway station.



DINING KITCHEN



BEDROOM ONE



CONSERVATORY



BEDROOM TWO



SHOWER ROOM



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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