

MARTIN MASLIN

28 BUCKINGHAM GROVE
SCARTHOTOP
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3RR



Buckingham Grove is located on the ever popular Scartho Top development, lying just off Belgrave Road within walking distance to the new Aldi superstore. Scartho village centre with its range of local shops and amenities are within close proximity. An ideal first time purchase or investment, well presented with fashionable laminate flooring and modern decor. Accommodation includes an Entrance Porch opening directly into a Lounge with an open plan staircase and modern fireplace. A good sized Kitchen extends across the full width of the house, featuring a range of shaker style cabinets with French style patio doors opening onto the rear garden. Upstairs are two double Bedrooms and a Bathroom with white suite. The rear garden forms one of the main attractions, well screened with a patio and gravelled areas, ideal for entertaining. At the front there is a gravelled driveway providing valuable off road parking. No chain, viewing highly recommended. EPC rated D.

£122,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

Front door leads into an enclosed entrance porch, with a further part glazed door into the Lounge.

LOUNGE

4.88m (16'0") x 3.84m (12'7")

A fashionably decorated room where an open plan staircase leads to the first floor. There is a laminate floor with a stylish fireplace and two radiators.

BREAKFAST KITCHEN

3.84m (12'7") x 2.67m (8'9")

A good sized Kitchen extending across the full width of the house, featuring a range of white shaker style cabinets with complimentary black laminated worksurfaces. Incorporating a one and a half bowl sink with mixer tap and striking brick bond tiled splashback. There is an accented wall, radiator, vinyl floor covering and patio doors onto the garden.

FIRST FLOOR LANDING

With access to the loft space and all rooms lead directly as follows.

BEDROOM ONE

3.86m (12'8") x 2.84m (9'4")

A good sized bedroom with a radiator, built in cupboard and two front windows allowing natural light.

BEDROOM TWO

2.82m (9'3") 12'7" max to recess x 2.69m (8'10")

Another good sized double bedroom overlooking the rear garden, with coving to the ceiling and a radiator.

FAMILY BATHROOM

1.85m (6'1") x 1.85m (6'1")

Featuring a white suite comprising a panel bath with electric shower and glass shower screen. There is a semi-recessed wash handbasin set into a vanity unit with separate w.c. The walls are partly tiled and there is a radiator.

OUTSIDE

The rear garden forms one of the main attractions of this lovely property, with its paved patio and gravelled area with storage sheds ideal for entertaining. There is a pathway providing pedestrian access whilst the front benefits from its own driveway.

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 gas central heating boiler. The property has the benefit from double glazing set within wood frames. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band B. The tenure is Freehold subject to Solicitors verification.



LOUNGE



LOUNGE



BREAKFAST KITCHEN



BREAKFAST KITCHEN

VIEWINGS

Strictly via appointment through the Agents on Grimsby 311000. A walkthrough video tour can be seen on Rightmove and our Martin Maslin website.



BREAKFAST KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



FAMILY BATHROOM



FAMILY BATHROOM



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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