

MARTIN MASLIN

87 PICKSLEY CRESCENT
HOLTON-LE-CLAY
GRIMSBY
LINCOLNSHIRE
DN36 5YF



A most desirable detached bungalow, occupying a generous corner plot screened by hedging to ensure extra privacy with a private driveway and detached Garage. Well presented throughout offering flexible accommodation with 2/3 Bedrooms ideal for retirement purposes. The property benefits from uPVC double glazing, burglar alarm system and is due to have a new gas central heating boiler installed in August 2025 for the new buyer. Accommodation includes an 'L' shaped Hallway with airing cupboard, a comfortable Front Lounge, a pleasant Dining Room with patio doors overlooking the garden, which could be redesigned as a third Bedroom if required. It has a smart light oak fronted Kitchen with dual aspect and two double Bedrooms, one with fitted wardrobes. Completing accommodation is a stunning and stylish modern fully tiled Shower Room with a walk in double shower. The bungalow also enjoys a pleasant private rear garden, lawned with a patio ideal for alfresco entertaining. Offered with no chain, viewings are highly recommended.

£245,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A double glazed front door leads into a small porch with further part glazed door.

ENTRANCE HALL

An 'L' shaped Hallway with coving to the ceiling, radiator and built in cupboard with hot water tank.

LOUNGE

3.81m (12'6") x 3.73m (12'3")

A comfortable room featuring a central fireplace with marble inlay and hearth, coving to the ceiling, complimentary dado rail and radiator. It has a deep box double glazed window overlooking the front garden.

DINING ROOM

3.78m (12'5") x 2.29m (7'6")

A pleasant Dining Room, with an open door access to the Kitchen. It has a vinyl floor, radiator and a tilt and turn double glazed patio door giving views and access to the rear garden.

KITCHEN

3.81m (12'6") x 2.29m (7'6")

Fitted with a smart range of light oak fronted and base wall mounted units with built in soft close facility. Complimentary worksurfaces include a stainless steel sink with mixer taps, tiled splash back and underlighting to the units. A further feature of the Kitchen is a pull out spice rack and corner carousel shelf. There is space for a freestanding cooker with overhead extractor fan and light and plumbing for an automatic washing machine. The Kitchen has a ceramic tiled floor, radiator, dual aspect double glazed windows and a further double glazed door onto the garden.

BEDROOM ONE

3.68m (12'1") x 3.05m (10'0") to built in wardrobe

There is a radiator, complimentary dado rail and uPVC double glazed window.

BEDROOM TWO

2.69m (8'10") x 2.62m (8'7")

With a radiator and double glazed rear window.

SHOWER ROOM

2.44m (8'0") x 1.68m (5'6")

A smart fully tiled Shower Room modernised with a white two piece suite comprising close coupled w.c, pedestal wash hand basin, large walk in double shower with thermostatic unit and Roman sliding door. There is a radiator and a uPVC double glazed window.

DETACHED BRICK GARAGE

5.11m (16'9") x 2.67m (8'9")

With power and light, up and over door, courtesy side door and window.



ENTRANCE HALL



LOUNGE



DINING ROOM



DINING ROOM

OUTSIDE

The property occupies a lovely corner position, screened by a mature conifer hedging. Lawned gardens surround the bungalow which leads to a delightful paved rear patio with its west facing aspect. There is a shaped lawn with a rear wrought iron gate leading to the private 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 brand new boiler situated in the Kitchen (details to be announced). The property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of East Lindsey District Council and is in Council Tax Band C. The tenure is Freehold subject to Solicitors verification.

VIEWINGS

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



KITCHEN



BEDROOM ONE



SHOWER ROOM



DETACHED BRICK GARAGE



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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