# MARTINMASLIN

47 LOUTH ROAD HOLTON-LE-CLAY GRIMSBY NORTH EAST LINCOLNSHIRE DN36 5EA



An exciting project for an investor/developer found in the heart of Holton Le Clay. This extended detached bungalow is set within approximately a 1/4 of an acre of mature gardens enjoying a lovely tree lined backdrop offering a great degree of privacy. Built originally in 1936 the bungalow was significantly extended in later years to produce a spacious family home, although now requires some extensive modernisation and updating, ideal for the discerning purchaser. Accommodation includes a spacious Entrance Hallway with Inner Hall, a good size bay fronted Lounge open plan to the Dining Room and a large Breakfast Kitchen with a range of high gloss cabinets and matching centre island. In addition there are four generous Bedrooms and a principal Bathroom with a white scalloped suite. Externally the property is approached via a generous driveway leading to a 30'0" Garage with some outbuildings. In the Agents opinion this is a rare opportunity to develop the existing bungalow or create a small development subject to planning permission. Viewing strictly via appointment. Serious buyers only.

Offers invited around.

£189,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

#### **ENTRANCE**

Enclosed entrance porch with glazed doors.

#### **HALLWAY**

# 6.81m (22'4") x 1.78m (5'10") to wardrobes

A large and spacious Hallway with built in wardrobes, radiator and meter cupboard.

#### **INNER HALL**

3.84m (12'7") x 1.47m (4'10")

With access to the loft providing further potential.

#### **LOUNGE**

## 4.78m (15'8") into bay x 4.39m (14'5")

With a brick fireplace, open fire and single glazed bay window.

## **DINING ROOM/AREA**

4.80m (15'9") x 3.00m (9'10")

Extended in recent years to provide a Dining Room, with a double glazed side window

#### **KITCHEN**

### 5.44m (17'10") x 3.96m (13'0")

A good sized Kitchen fitted with a range of white high gloss base and wall mounted units, featuring a matching centre island with drawers beneath. Complimentary worksurfaces incorporate a one and a half bowl sink with mixer taps and tiled splashback. Built in appliances include a ceramic four ring hob with electric oven and grill and overhead extractor fan. There is plumbing for a washing machine and dishwasher. The Kitchen has a ceramic tiled floor with a double glazed side window, patio door and further exterior door onto the driveway.

## **BEDROOM ONE**

4.42m (14'6") into bay x 3.68m (12'1") to recess With a single glazed bay front window.

## **BEDROOM TWO**

4.04m (13'3") x 3.66m (12'0")

An interesting shaped room, with double glazed side window.

## **BEDROOM THREE**

3.96m (13'0") x 3.05m (10'0")

With a double glazed rear window.

#### **BEDROOM FOUR**

3.53m (11'7") x 2.92m (9'7")

With a patio door onto the rear garden.

## **BATHROOM**

3.00m (9'10") x 2.01m (6'7")

A fully tiled Bathroom with white scalloped suite, w.c, pedestal wash handbasin, panel bath with mixer taps and shower cubicle. It has two chrome heated towel radiators, and single glazed window.



**HALLWAY** 



LOUNGE



DINING ROOM/AREA



DINING ROOM/AREA

#### **OUTSIDE**

The property stands within large gardens extending to approximately 1/4 of an acre. Approached via a five bar gate with a generous driveway, and deep mature front garden. The rear garden provides its own private setting enjoying a lovely backdrop. Featuring a good sized garden, divided by fencing with a wildlife area and further side garden providing ample opportunities.

#### **GARAGE**

## 9.14m (30'0") x 4.04m (13'3") approximately

A concrete sectional Garage with double front doors, power and light and further courtesy side door.

#### **GENERAL INFORMATION**

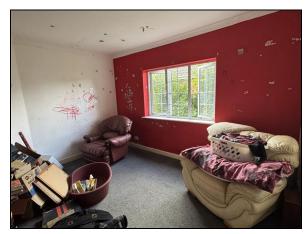
Water, electricity and drainage are connected. Broadband speeds and availability can be accessed via the Ofcoms checker website. There is no central heating system, only an emergent heater in the loft. The property has part double glazing together with single glazed windows set in hard wood frames. The property falls within the jurisdiction of the East Lindsey District Council and is in Council Tax Band D. 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.



BEDROOM ONE



BEDROOM THREE



**KITCHEN** 



**KITCHEN** 



BEDROOM TWO



BEDROOM FOUR



**BATHROOM** 



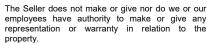
OUTSIDE



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.



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.



**OUTSIDE** 



**OUTSIDE** 



**GARAGE** 





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