

MARTIN MASLIN

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.



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



BATHROOM



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



GARAGE

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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