

MARTIN MASLIN

47 BOUNDARY ROAD
SCARTH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3BQ



A most charming semi-detached bungalow found in this highly sought after residential area lying towards the bottom of Boundary Road. Standing within good size gardens, this lovely home has been superbly modernised and refurbished throughout and is now in ready to move into condition. Including a newly installed quality Kitchen and Bathroom, internal oak doors, LVT flooring, modern fitted wardrobes, a new boiler (with guarantee) and replacement uPVC double glazed windows. This beautiful bungalow features a spacious Hallway, a comfortable Lounge, excellent Charcoal high gloss breakfast Kitchen with built-in appliances, two wonderful Bedrooms (Master with French doors overlooking the garden) and a luxury Bathroom. Enjoying a lovely size mature rear garden with a private aspect and a large garage with driveway and new fencing to the boundaries. Viewing of this property is highly recommended. EPC Rating - D.

£192,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A smart composite front door gives access to a large Entrance Hall.

ENTRANCE HALL

4.67m (15'4") x 1.17m (3'10")

A welcoming entrance hall with fashionable laminate floor, a radiator and coving to the ceiling.

LOUNGE

4.27m (14'0") into bay x 3.45m (11'4")

A large room with a deep double glazed bay front window and quality LTV flooring. Featuring an attractive fireplace, coving to the ceiling and a radiator.

BREAKFAST KITCHEN

5.03m (16'6") x 3.48m (11'5")

narrowing to 2.84m (9'4")

A superb modern kitchen (cleverly designed by incorporating the third bedroom), displaying a range of charcoal cabinets and drawers. Featuring complementary white mirror chip worksurfaces, a useful breakfast bar and a designer sink with matching upstands. Built in appliances include a ceramic hob with overhead extractor fan and light, single oven and plumbing for a washing machine. The kitchen is bright and spacious, has laminate flooring, double glazed windows and a double glazed door onto the rear garden.

BEDROOM ONE

3.05m (10'0") x 2.84m (9'4")

A charming bedroom overlooking the rear garden with a radiator and newly installed French doors allowing plenty of natural light from its south facing aspect.

BEDROOM TWO

3.48m (11'5") x 2.67m (8'9") to wardrobes

A good size bedroom with a smart range of built in wardrobes along one wall including sliding panel doors, a radiator and a double glazed uPVC front window.

BATHROOM

A modern bathroom attractively designed by Urban Bathrooms. Comprising a smart built in dark grey vanity display with white suite, back to the wall push button w.c. and a panel bath with drencher head, hand held shower attachment and screen. The walls are attractively panelled and there is a heated towel rail, LVT flooring and a double glazed window.

GARAGE

5.82m (19'1") x 3.17m (10'5")

A large single garage with power, light, up and over door and a courtesy side door.



ENTRANCE



ENTRANCE HALL



LOUNGE



BREAKFAST KITCHEN

GARDENS

The property enjoys a good size plot with a south facing rear aspect. Set back from the road the front garden is lawned and well stocked with shrub borders and has newly erected fencing. A concrete driveway along one side leads through double gates in turn to the garage. The surprising rear garden is also a delight - enjoying a good size patio and lawns with an extra area behind the garage, whilst mature hedges ensure privacy for the present owner.

SERVICES

Mains gas, water, electricity and drainage are connected. Broadband speed and availability can be assessed through <https://checker.ofcom.org.uk>

CENTRAL HEATING SYSTEM

All radiators are connected to the Ideal combination central heating boiler, located in the Kitchen (installed in December 2020), with 8 years left on the guarantee.

DOUBLE GLAZING

The property benefits from new uPVC double glazing (fitted in 2020).

SECURITY

A new security alarm system was installed in 2020.

COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band - B.

LOCAL AUTHORITY

North East Lincolnshire Council.

TENURE

Freehold - subject to Solicitor's verification.

VIEWING

Strictly by appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Lying opposite Bulwick Avenue in this sought after residential area.



BREAKFAST KITCHEN



BEDROOM ONE



BEDROOM TWO



BATHROOM



GARDENS



GARDENS

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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