

# MARTIN MASLIN

13 ENNERDALE CLOSE  
HUMBERSTON  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4AE



Located on a pleasant cul-de-sac just off Buttermere Crescent this is a lovely semi-detached bungalow in ready-to-move-into condition. Updated over the last few years and recently redecorated and fitted with new carpets, laminate flooring etc. this single storey home will appeal to buyers seeking a manageable property with no work to do. With gas central heating and uPVC framed double glazing it comprises:- Central Hallway, lovely Lounge with Minster style fireplace, 'L' shaped Dining Kitchen with cream units and built-in appliances, two Bedrooms and Bathroom with a white suite including a shower over the 'L' shaped shower bath. The lawned gardens are of excellent size and there is a larger than average brick Garage. Viewing recommended. EPC Rating - D.

£179,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

The accommodation comprises:

### HALLWAY

A central hallway within the bungalow with a laminate finish floor, a useful cupboard and a central heating radiator.

### LOUNGE

**4.44m (14'7") x 3.45m (11'4")**

A well proportioned room at the front of the bungalow featuring a Minster style stone fireplace and an electric flicker flame fire. The vendor advises there is a gas supply point for an alternative fire if required. A wide window looks out across the front garden and there is a central heating radiator.



LOUNGE

### DINING KITCHEN

**3.58m (11'9") max x 3.12m (10'3")**

An 'L' shaped Dining Kitchen featuring a range of cream wall and base cabinets with driftwood style worktops incorporating a single drainer stainless steel 1.5 bowl sink unit. Built-in appliances comprise a Lamona electric oven and a Lamona 4 ring gas hob with extractor above. There is a wall mounted Ideal gas boiler, a central heating radiator and space for a dining table.



LOUNGE

### BEDROOM ONE

**3.73m (12'3") x 3.28m (10'9")**

A good size double bedroom with a central heating radiator.

### BEDROOM TWO

**2.95m (9'8") x 2.39m (7'10")**

With a central heating radiator.

### BATHROOM

**2.06m (6'9") x 1.68m (5'6")**

Attractively tiled and with a white suite comprising an 'L' shaped shower bath with a chrome twin head mixer shower above, a semi-recessed washbasin and a concealed cistern W.C. There is a heated towel warmer and a shower screen.



LOUNGE

### GARAGE

**5.74m (18'10") x 3.76m (12'4")**

A larger than average brick garage with an up and over front door, a side door and a power supply.

### OUTSIDE

The bungalow occupies good size, rectangular shaped gardens which are laid to grass to both the front and rear. A concrete driveway leads through double gates to the garage and there is a decking patio immediately behind the bungalow.



DINING KITCHEN

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Ideal gas boiler in the Dining Kitchen and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is currently in Council Tax Band B. The tenure is Freehold subject to Solicitors verification.

## VIEWING

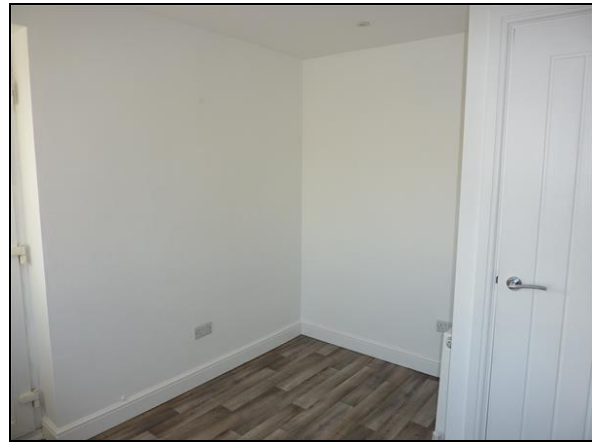
By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

## LOCATION AND AMENITIES

Ennerdale Close is a pleasant cul-de-sac leading off Buttermere Crescent which itself leads off Coniston Crescent. Shopping facilities are available on Humberston Road and North Sea Lane, Tesco is within easy reach and regular buses serve the area.



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BATHROOM





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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