

# MARTIN MASLIN

SAXAVORD  
HUMBERSTON ROAD  
TETNEY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 5NJ



A STUNNING DETACHED BUNGALOW EXTENDED FROM THE ORIGINAL AND  
STANDING WITHIN LOVELY GARDENS APPROACHING ONE THIRD OF AN ACRE

£405,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Originally dating from the 1950s and more recently extended to enhance the accommodation provided, this superb detached bungalow offers impressive and beautifully presented space sure to appeal to the discerning purchaser.

Saxavord stands within established gardens which extend to approaching one third of an acre and viewing is highly recommended to appreciate it to the full.

Principal features of the property include the spacious and welcoming Reception Hall (almost a room in itself!), the elegant Lounge with its contemporary woodburning stove and the impressive 'L' shaped Living Kitchen with a great range of mahogany units and built-in appliances plus space to dine and relax. Sliding doors open to the lovely Sun Room/Conservatory which enjoys pleasant views across the gardens and there are three excellent size Bedrooms, all capable of accommodating a double bed if required. The Master Bedroom benefits from its own ensuite Shower Room and the family Bathroom is superb with lovely tiling and a bath with an Aqualisa shower above. The bungalow is warmed by gas central heating (the Baxi boiler was only installed in October 2023) and it also features uPVC framed double glazing and a security alarm system including cameras.

The outside space is as impressive as the interior with a double length Garage (complete with electric roller door) and an adjoining Workshop/Store. There is ample space for numerous vehicles and the rear garden includes a shed and greenhouse plus extensive lawns and mature shrubs and trees.

The village of Tetney offers a well stocked general store, a popular Public House, The Plough, and primary schooling. The towns of Grimsby, Louth and Cleethorpes are only a few minutes drive away and a regular bus serves the village.

Large, spacious bungalows are relatively rare and potential buyers are advised to come and view Saxavord as soon as possible - you're bound to be impressed! EPC Rating - D



# Accommodation

The accommodation comprises:-

## RECEPTION HALL

A spacious and welcoming entrance area which is large enough to feel like a room in itself. There is an arched, illuminated display niche, a wooden floor and three central heating radiators.

## LOUNGE

4.88m (16'0") x 4.27m (14'0")

A well proportioned room with windows to two elevations and featuring a contemporary wood burning stove set within a brick lined recess with a wooden mantel. There are two central heating radiators.

## LIVING KITCHEN

6.05m (19'10") max x 3.96m (13'0") max

An 'L' shaped room providing space for dining, relaxing and preparation. The kitchen area is comprehensively equipped with a range of mahogany finish wall and base cabinets with speckled worktops incorporating a single drainer composite sink unit. Built-in appliances comprise a Neff electric oven, a Blanco electric induction hob with curved glass extractor canopy above, a dishwasher and a fridge freezer. A cupboard houses the Baxi 800 gas combination boiler (installed October 2023) and there are two central heating radiators. Patio style doors open to the Sun Room/Conservatory and there is space for a two seater sofa and a dining table within the Living Kitchen.

## SUN ROOM/CONSERVATORY

3.66m (12'0") x 3.66m (12'0")

A lovely uPVC framed room providing excellent views across the rear garden and with a central heating radiator. Double doors open to the garden and the original polycarbonate roof has been lined and insulated.

## MASTER BEDROOM

4.22m (13'10") x 4.22m (13'10") to wardrobe fronts

A spacious bedroom featuring a range of light wood grain wardrobes and a central heating radiator. A door opens to the ensuite Shower Room.

## ENSUITE SHOWER ROOM

2.26m (7'5") x 1.83m (6'0")

Extensively tiled and featuring a white suite comprising a concealed W.C, a semi recessed washbasin and a clear step-in shower enclosure with a chrome twin head mixer shower. There are woodgrain cabinet units and a heated towel warmer.

## BEDROOM TWO

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

A lovely double bedroom at the rear of the bungalow with a central heating radiator.



RECEPTION HALL



RECEPTION HALL



LOUNGE



LOUNGE

### BEDROOM THREE

2.90m (9'6") x 2.87m (9'5")

With a pine wardrobe, an adjoining desk unit and a central heating radiator.

### FAMILY BATHROOM

2.90m (9'6") x 2.84m (9'4")

Presented in a contemporary style with part tiling and a white suite comprising a panel bath with an Aqualisa mixer shower above, a concealed cistern W.C. and a semi recessed washbasin. There are woodgrain cabinet units, a folding shower screen, a central heating radiator, a useful storage cupboard and a heated towel warmer.

### DOUBLE GARAGE

3.40m (11'2") x 9.55m (31'4")

A substantial brick garage with electric light and power and an electrically operated roller door. Behind the garage there is a Workshop/Store measuring 3.35m (11'0") x 2.24m (7'4").

### OUTSIDE

Saxavord stands within lawned gardens which extend to approaching one third of an acre with a length of around 77 yards. To the front double gates give access to the driveway which leads past the bungalow to the garage. An additional hardstanding within the front garden provides space for additional vehicles whilst behind the bungalow there is a lovely block paved patio terrace ideal for outdoor entertaining and enjoying the sunshine. Within the rear garden there are numerous established shrubs and specimen trees plus a greenhouse, a shed and fruit trees.

### GENERAL INFORMATION

Mains gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Baxi 800 gas combination boiler (installed in October 2023) and the property has the benefit of uPVC framed double glazing and a security alarm system. It falls within the jurisdiction of East Lindsey District Council and is in Council Tax Band D although this may be reviewed following sale due to enlargement work carried out by the owners. The tenure is Freehold subject to Solicitors verification.

### VIEWING

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



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



SUN ROOM/CONSERVATORY



MASTER BEDROOM



MASTER BEDROOM



ENSUITE SHOWER ROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



FAMILY BATHROOM



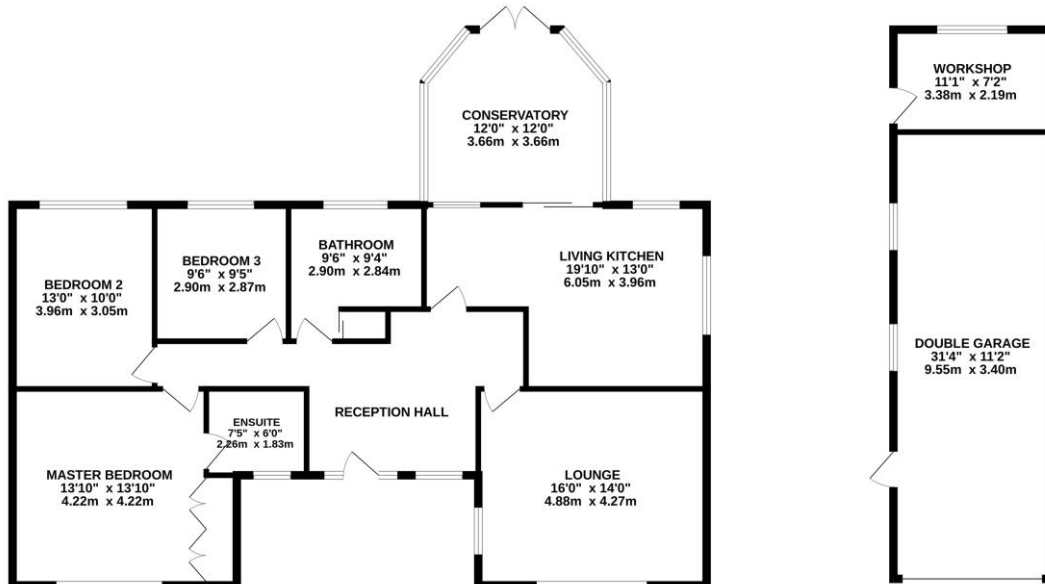
OUTSIDE



OUTSIDE

MAIN BUILDING  
1339 sq.ft. (122.3 sq.m.) approx.

OUTBUILDING  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1744 sq.ft. (162.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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