

# MARTIN MASLIN

6 KEITH CRESCENT  
LACEBY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 7HQ



Occupying a pleasant position within the village lying just off Kenmar Road, a semi detached bungalow now in need of some select updating and modernisation to suit a buyer's taste, offered with NO FORWARD CHAIN. Briefly comprising: 'L' shaped entrance Hallway generous Lounge with feature fireplace, Kitchen with light maple finish units, two good size Bedrooms and a Bathroom with a white suite. The bungalow stands in good size gardens and benefits from a large detached brick Garage and a generous driveway. Ideally placed within walking distance of the village square providing local shop and amenities Keith Crescent is not to be missed - viewing highly recommended. EPC Rating – E.

£144,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

### HALLWAY

A uPVC double glazed side entrance door leads into an 'L' shaped hallway with coving to the ceiling and a radiator.

### LOUNGE

5.00m (16'5") x 3.48m (11'5")

A good size lounge with an oak veneered firesurround with marble inlay and hearth housing a living flame style gas fire. It has coving to the ceiling and a large uPVC front window.

### KITCHEN

3.17m (10'5") x 2.97m (9'9")

Fitted with a range of maple style units with contrasting worksurfaces incorporating an acrylic sink with mixer taps and a tile splashback. Built-in appliances include a 4 ring gas hob with a single oven and a built-in fridge freezer. It has plumbing for an automatic washing machine, a gas central heating boiler, a uPVC double glazed rear window and a double glazed door onto the garden.

### BEDROOM ONE

4.27m (14'0") x 3.48m (11'5")

A spacious double bedroom with coving to the ceiling, a radiator and a uPVC double glazed rear window.

### BEDROOM TWO

2.97m (9'9") x 2.49m (8'2")

A reasonable size bedroom with built-in meter cupboard, coving to the ceiling and a uPVC double glazed window.

### BATHROOM

2.13m (7'0") x 1.65m (5'5")

Fully tiled with a white suite comprising W.C, pedestal washbasin and a panel bath with shower over. It has a shower rail, a radiator and a uPVC double glazed window. There is also access to the loft space.

### GARAGE

5.51m (18'1") x 3.38m (11'1")

A detached brick garage with power and light, an up and over front door and a courtesy side door.

### OUTSIDE

The bungalow occupies a pleasant position within the village enjoying a paved front garden set behind a brick and coping stone wall boundary. A generous concrete driveway leads in turn to the garage. The rear garden is mainly lawned with a stone gravelled border and fencing to the perimeters.



HALLWAY



LOUNGE



KITCHEN



KITCHEN



## 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 Glowworm Fuelsaver Mark2 gas central heating boiler located in the kitchen and the property has the benefit of uPVC framed double glazing. The Local Authority is the North East Lincolnshire Council and the property is 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

Keith Crescent is situated just off Kenmar Road within walking distance of local shops and amenities. Regular buses serve the area.



BEDROOM ONE



BEDROOM TWO



BATHROOM



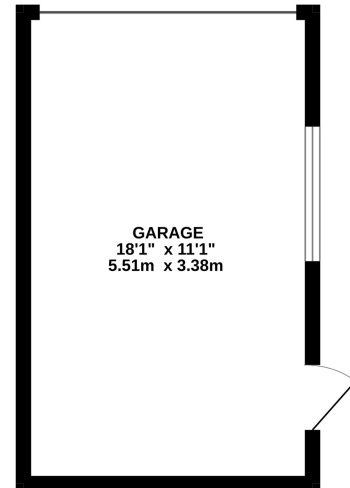
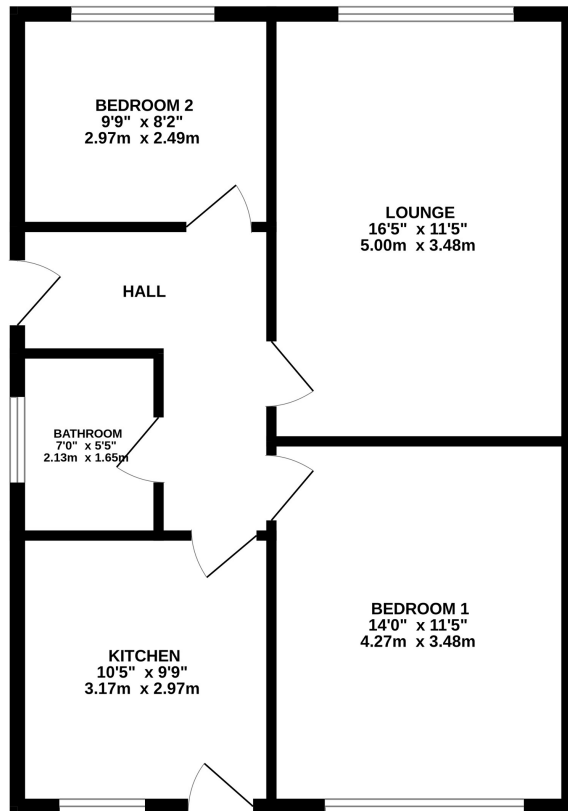
OUTSIDE



OUTSIDE

GROUND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.

EXTERIOR  
201 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq.ft. (78.4 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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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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