

MARTIN MASLIN

**14 ASHBY CLOSE
HOLTON-LE-CLAY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5BD**



Located on Ashby Close, a pleasant cul-de-sac just off Evendine Court, this cherished detached bungalow provides comfortable accommodation with the benefit of gas central heating, uPVC framed double glazing and a security alarm system. It occupies rectangular gardens designed with ease of maintenance in mind and would be an ideal purchase for a retirement buyer. Comprising:- Reception Hall, lovely Lounge, Kitchen with white units, uPVC Conservatory (perfect for dining), two double Bedrooms and a Shower Room with a white suite and a larger than average shower cubicle. There is a Garage plus a block paved driveway providing parking and a viewing of the property is highly recommended.

EPC Rating - E.

£175,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

THE ACCOMMODATION COMPRISES:-

RECEPTION HALL

An 'L' shaped hallway with a central heating radiator, an access hatch to the boarded roof space and doors opening to all the principal rooms.

LOUNGE

3.61m (11'10") x 4.88m (16'0")

A lovely room with a bow window overlooking the front garden and a cream firesurround with display shelves and provision for an electric fire. There is a central heating radiator.



LOUNGE

KITCHEN

3.48m (11'5") x 2.74m (9'0")

Equipped with a range of white wall and base cabinets with worktops incorporating a single drainer white sink unit. There is space and provision for freestanding appliances and a cupboard houses the Ideal Logic + gas combination boiler. A glazed door leads through to the Conservatory.

CONSERVATORY

2.44m (8'0") x 2.26m (7'5")

A useful uPVC double glazed conservatory ideal as a dining area adjacent to the Kitchen. A glazed door leads into the garden.

BEDROOM ONE

3.66m (12'0") x 3.61m (11'10")

A good size bedroom at the rear of the bungalow with a central heating radiator. There is ample room for a double bed and freestanding furniture.

BEDROOM TWO

3.48m (11'5") x 2.59m (8'6")

Large enough to accommodate a double bed if required and with a central heating radiator.

SHOWER ROOM

2.29m (7'6") x 1.63m (5'4")

Stylishly presented with a white suite comprising a rectangular wash basin, a w.c. and a larger than average clear shower cubicle with a chrome mixer shower. The walls are part PVC panelled and there is a central heating radiator.



LOUNGE



LOUNGE

GARAGE

A sectional concrete single garage with wooden double doors.

OUTSIDE

The bungalow stands within rectangular shaped gardens which are principally gravelled to the front and rear for ease of maintenance. A block paved driveway provides vehicle parking and leads past the bungalow to the Garage. The boundaries are fenced and there are several shrubs within the rear garden.



KITCHEN

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcom's checked website. Central heating comprises radiators as detailed above connected to the Ideal Logic+ boiler located in the kitchen 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 B. The tenure of the property is Freehold - subject to solicitor's verification.

VIEWING

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

LOCATION AND AMENITIES

Ashby Close leads off Evendine Court which itself leads off the eastern end of Langton Road. Holton-le-Clay provides a good range of facilities including shops, hot food takeaways, a Primary School and a popular Public House, the Royal Oak.



KITCHEN



CONSERVATORY



BEDROOM ONE



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM TWO



SHOWER ROOM



SHOWER ROOM



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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