

MARTIN MASLIN

16 WHITGIFT CLOSE
LACEBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7DQ



Found in this popular village location lying off Grimsby Road, a pretty double bay fronted semi detached bungalow standing on a good size plot with a detached garage and driveway screened by double gates. Gradually updated over the years to include the bright dual aspect kitchen, a smart shower room, an updated gas central heating system with combination boiler and uPVC double glazing. The property is well presented and ready to move into, offered with NO FORWARD CHAIN ideal for young families or retirement buyers. Offering generous accommodation comprising: an 'L' shaped Hallway with an oak block floor, a generous Lounge with brick fireplace and a shaker style Kitchen with cream cabinets and built-in appliances. There are three good size Bedrooms (one with built-in wardrobes) and a refurbished Shower Room with a white suite. The property enjoys a pleasant front lawned garden whilst the rear garden is screened by fencing with a lawn, raised planter borders and paved patio areas. A lovely property in a small cul-de-sac, within walking distance of the village square - viewing highly recommended. EPC Rating - C.

£162,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A smart uPVC double glazed side entrance door leads into an 'L' shaped hallway.

HALLWAY

4.83m (15'10") x 2.79m (9'2") MAX

A pleasant and inviting hallway with a smart wooden floor with panelling to dado height and a radiator. It has coving to the ceiling and access to the loft space.

LOUNGE

5.41m (17'9") x 3.35m (11'0")

A generous room featuring an exposed brick fireplace with a polished timber mantle. It has coving to the ceiling, a radiator and a uPVC double glazed front window.

KITCHEN

3.48m (11'5") x 3.00m (9'10")

A smart shaker style kitchen in a subtle cream finish with chrome handles. Complementary high gloss marble finish worksurfaces incorporate a stainless steel sink with mixer taps and matching upstands. Built-in appliances include a 4 ring gas hob with overhead extractor fan and light, fan assisted oven with grill and plumbing for an automatic washing machine. The kitchen has a vinyl floor covering with a radiator, a useful built-in cupboard and a wall mounted gas central heating boiler. It has dual aspect uPVC windows providing views over the garden and a uPVC double glazed door leads out onto the garden.

BEDROOM ONE

4.14m (13'7") x 3.12m (10'3")

A pleasant bedroom with a radiator and built-in wardrobes forming a double bed recess with matching bedside tables. It has a fan light and a uPVC double glazed bay fronted window.

BEDROOM TWO

3.71m (12'2") x 3.38m (11'1")

A good size second bedroom. It has a radiator and a uPVC double glazed window.

BEDROOM THREE

2.64m (8'8") x 2.13m (7'0")

A good size third bedroom with a radiator and a uPVC double glazed side window.

SHOWER ROOM

2.01m (6'7") x 1.63m (5'4")

Fully tiled with a white suite comprising low flush W.C, pedestal washbasin and a shower cubicle with thermostatic shower. It has a useful built-in display shelf, an extractor fan, a chrome heated towel rail and a ceramic tile floor. There is a uPVC double glazed side window.

GARAGE

4.88m (16'0") x 2.44m (8'0")

With power and light and double doors onto the driveway.



HALLWAY



LOUNGE



KITCHEN



KITCHEN

OUTSIDE

The property has a pretty front lawned garden which is well stocked with plants and shrubs set behind a brick and coping stone wall boundary. A concrete driveway leads through double gates in turn to the garage. There is a reasonable sized rear garden which is mainly paved with a shaped lawn and is well stocked with raised planter borders and fencing to the perimeters.

GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected. Central heating comprises radiators detailed above connected to the Ideal C24 combination boiler located in the kitchen and the property has the benefit of uPVC framed double glazing. The property is under the jurisdiction of the North East Lincolnshire Council and our enquiries indicate the property to be in Tax Band - B. The tenure is Freehold -subject to Solicitor's 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.



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



SHOWER ROOM

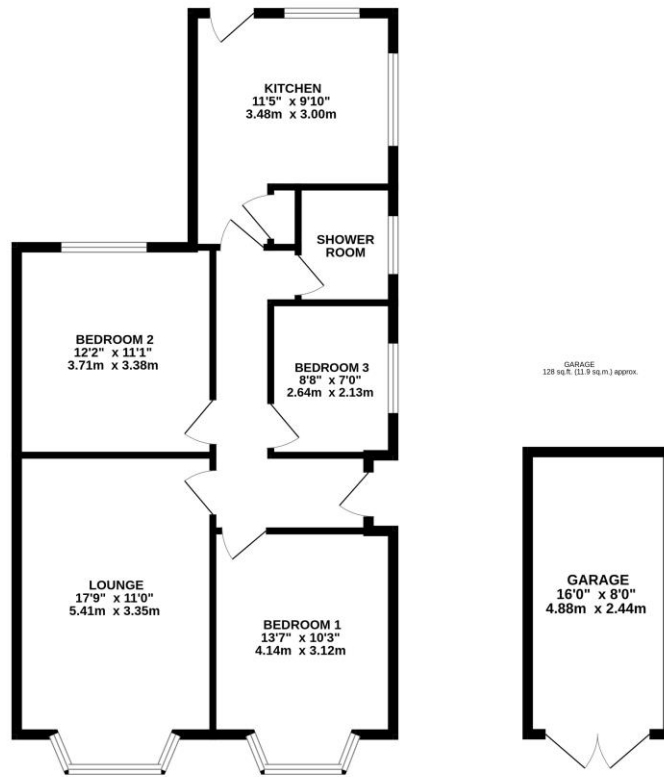


OUTSIDE



OUTSIDE

MAIN BUILDING
759 sq.ft. (70.5 sq.m.) Approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 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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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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