

MARTIN MASLIN

GRAVEL CLOSE
STATION ROAD
NORTH THORESBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5QS



Set within established gardens looking south at the rear across open fields, Gravel Close is a unique property originally built as a bungalow and later enlarged by the addition of first floor accommodation. The property offers some scope and potential for upgrading if required with the rear kitchen and lounge positioned to allow them to be easily integrated if so desired. With oil central heating, double glazing and a security alarm it comprises:- Entrance Hall, lovely Lounge, Breakfast Kitchen with medium oak units, Dining Room with staircase, two double Bedrooms, ground floor Bathroom with blue suite and shower and two upstairs Bedrooms. The gardens are delightful with a block paved driveway, lawns, a host of flowers, shrubs, a greenhouse and shed. Viewing essential to appreciate the location and potential. EPC Rating - .

£235,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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GROUND FLOOR

ENTRANCE HALL

A central entrance hall with doors opening to all the ground floor rooms. There is a central heating radiator and a useful storage cupboard.

LOUNGE

4.75m (15'7") x 4.06m (13'4")

A well proportioned room at the rear of the property with double aspect windows for plenty of natural light and a grey tiled fireplace. There is a central heating radiator and the room enjoys a lovely view of the rear gardens.

DINING ROOM

3.17m (10'5") x 2.92m (9'7")

With space for a dining table and from where the staircase with ranch style balustrade leads to the first floor accommodation. There is a central heating radiator.

BREAKFAST KITCHEN

3.81m (12'6") x 2.67m (8'9")

Featuring a range of medium oak wall and base cabinets with speckled worktops incorporating a single drainer sink unit. There is a walk-in shelved pantry, space for freestanding appliances and a Grant oil fired boiler. A door leads outside and there is a central heating radiator and a fitted breakfast table.

BEDROOM ONE

4.06m (13'4") x 3.20m (10'6")

A good size double bedroom with fitted teak effect wardrobes and a central heating radiator.

BEDROOM FOUR/SITTING ROOM

2.67m (8'9") x 2.59m (8'6")

With double aspect windows and a central heating radiator. This room offers flexibility as a bedroom or for daytime use.

BATHROOM

1.93m (6'4") x 1.98m (6'6")

Featuring a pale blue suite comprising a panel bath with a chrome mixer shower above, a pedestal washbasin and a W.C. The walls are fully tiled and there is an airing cupboard warmed by a central heating radiator.

FIRST FLOOR

LANDING

BEDROOM TWO

4.22m (13'10") x 3.81m (12'6") (at low level)

With pine clad part sloping ceiling, a roof light window and a window overlooking the rear window.

BEDROOM THREE

3.81m (12'6") x 3.28m (10'9") (at low level)

With pine clad, part sloping ceiling, a walk-in shelved storage cupboard and a roof light window.



ENTRANCE HALL



LOUNGE



LOUNGE



LOUNGE

OUTSIDE

The bungalow occupies lovely rectangular shaped gardens with open fields at the rear. The gardens are part laid to lawn with well established shrub and flower borders, fruit trees, a greenhouse, a shed and an oil storage tank. A block paved driveway provides space for vehicle parking.

GENERAL INFORMATION

Mains, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators detailed above connected to the Grant oil fired boiler (installed 2020 we believe) and the property benefits from a combination of uPVC framed and coated aluminium framed double glazing and a security alarm system. It is under the jurisdiction of East Lindsey District Council and our enquiries indicate the property to be in Tax Band - C. The tenure is Freehold subject to Solicitor's verification.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Gravel Close is located towards the eastern end of Station Road with the property enjoying a south facing rear aspect. The village provides two general stores, a DIY shop, a hot food takeaway, primary schooling and two Public Houses with the New Inn being within easy walking distance.



DINING ROOM



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BEDROOM ONE



BEDROOM FOUR/SITTING ROOM



BATHROOM



BEDROOM TWO



BEDROOM TWO



BEDROOM THREE



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.



24049



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk