

MARTIN MASLIN

16 HUME BRAE
IMMINGHAM
NORTH EAST LINCOLNSHIRE
DN40 1PD



A lovely versatile detached bungalow nicely positioned on Hume Brae lying just off Stallingborough Road standing within wonderful landscaped gardens. Modernised and well presented the bungalow was extended in later years and now provides deceptively spacious accommodation including three/four Bedrooms, two Reception Rooms and two Bathrooms. In a short space of time the interior has been professionally decorated in neutral colour schemes complemented by new carpets throughout. Comprising: entrance Hall with access to the large loft space, generous Lounge Diner with attractive fireplace, modern shaker style Kitchen with oven and hob, FOUR Bedrooms (one currently used as a second Sitting Room), two Bathrooms including the fully tiled Bathroom and the separate Shower Room. In addition there is a large loft space which could provide further living accommodation if required (subject to necessary planning approval). The property is approached via a generous brick and concrete driveway offering plenty of parking with double gates screening the large detached brick Garage with electric roller door. The rear garden is a delight, landscaped with block paved pathways and patios interspersed by raised flowering shrub beds producing an abundance of colour. Viewing highly recommended. EPC Rating – C.

£239,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A smart composite front door leads into the entrance porch and a further glazed door leads into the hallway.

HALLWAY

A spacious hallway offering plenty of storage with a radiator, access to the loft space by way of a pull down ladder and power and light. The loft spans the full length of the bungalow providing additional accommodation if required subject to necessary planning approval.

LOUNGE DINER

6.40m (21'0") x 3.96m (13'0") max

A spacious open plan room featuring an attractive cream firesurround with matching hearth housing a gas fire. Tastefully decorated in pastel colours with coving to the ceiling, it has two radiators, a large uPVC double glazed front window and further double glazed rear window.

KITCHEN

3.20m (10'6") x 2.69m (8'10")

A modern shaker style kitchen in a soft cream finish with complementary worksurfaces and splashbacks incorporating a modern Lamona 1.5 bowl grey sink with mixer taps and plenty of storage space. Built-in appliances include plumbing for an automatic washing machine and space for a tall fridge freezer. It has coving to the ceiling, a smart vinyl floor, uPVC double glazed window and a further uPVC double glazed door onto the garden.

BEDROOM ONE

3.66m (12'0") to wardrobes x 2.62m (8'7")

A good size double bedroom with a modern range of built-in wardrobes. It has a radiator and a uPVC double glazed window overlooking the rear garden.

BEDROOM TWO

3.35m (11'0") x 2.64m (8'8")

A lovely front bedroom with a range of cream fitted wardrobes with overhead storage. It has a radiator and a uPVC double glazed front window.

BEDROOM THREE

3.17m (10'5") x 2.90m (9'6")

Currently used as a second Sitting Room with coving to ceiling, a radiator and a uPVC double glazed side window.

BEDROOM FOUR

2.67m (8'9") x 2.36m (7'9")

A good size single bedroom/Study with a radiator and a uPVC double glazed front window.

FAMILY BATHROOM

1.96m (6'5") x 1.68m (5'6")

A modern fully tiled bathroom suite in white comprising W.C, built-in vanity unit with cupboards beneath and a panel bath. It has a chrome heated towel rail, a panelled ceiling and a uPVC double glazed rear window.



HALLWAY



LOUNGE DINER



KITCHEN



BEDROOM ONE

SHOWER ROOM

A modern shower room with a white two piece suite comprising W.C, slimline vanity unit and shower area with rail/curtain and electric shower. It has a panelled ceiling, mermaid boarding and a uPVC double glazed side window.

GARAGE

7.32m (24'0") x 3.66m (12'0")

A large detached brick garage with electric roller front door providing additional workspace to the rear, power and light, a uPVC side window and an additional courtesy side door.

OUTSIDE

In the Agents opinion the gardens form one of the main attractions of this lovely detached bungalow, elevated from the roadside set back with its own deep front garden and young laurel hedge boundaries. A long paved and brick edge driveway provides plenty off road parking leading in turn through wrought iron gates to the Garage. The rear garden is also a delight with a block paved patio providing plenty of seating. The gardens are landscaped with gravelled borders interspersed by block paved pathways and shrub borders producing an abundance of colour throughout the year. The gardens are well screened by close bordered fencing ensuring privacy for the present owners.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Baxi combination boiler (installed in 2019) located in the loft and the property has the benefit of uPVC framed Argon gas filled double glazing. It falls within the jurisdiction of North East Lincolnshire Council and 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.



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



FAMILY BATHROOM



GARAGE



OUTSIDE



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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