

# MARTIN MASLIN

35 BELLFLOWER ROAD  
SCARTH  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 3AZ



Attractively positioned with established hedgerow to one side for extra privacy this end link house provides comfortable accommodation with gas central heating, uPVC framed double glazing and a security alarm. Ideal for first time buyers or possibly an investment purchaser the accommodation briefly comprises: Lounge with staircase leading off, Dining Kitchen with stone grey units and built-in appliances, Cloakroom with W.C, Landing, two double Bedrooms and Bathroom with a white suite including a shaped shower bath. The gardens are established and fully fenced at the rear and there is a block paved driveway at the front. Viewing recommended. EPC Rating – B.

£155,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

The accommodation comprises:-

## GROUND FLOOR

Entering directly to:

### LOUNGE

**4.78m (15'8") x 3.81m (12'6")**

A lovely room at the front of the house from where the spelled balustrade staircase leads to the first floor. There is a central heating radiator.

### DINING KITCHEN

**3.81m (12'6") x 3.71m (12'2") max**

Comprehensively equipped with a range of stone grey coloured wall and base cabinets with driftwood style worktops incorporating a single drainer composite sink unit. Built-in appliances by Neff comprise an electric oven and a 4 ring gas hob with extractor canopy above. There is space for a dining table and freestanding appliances and a cupboard houses the Ideal gas combination boiler. A door leads out into the rear garden and there is a central heating radiator.

### CLOAKROOM

With a white W.C, a handbasin and a central heating radiator.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

**3.81m (12'6") x 3.91m (12'10") max**

A pleasant bedroom at the front of the house with a central heating radiator and a cupboard above the staircase.

### BEDROOM TWO

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

With a central heating radiator.

### BATHROOM

**2.08m (6'10") x 1.65m (5'5")**

Well equipped with a white suite comprising a shaped shower bath with a chrome mixer shower above and a curved side screen, a rectangular basin set on a cupboard and a W.C. The walls are part tiled and there is a central heating radiator.

### OUTSIDE

To the front of the house there is a block paved parking space and a lawned area whilst to the rear there is an established garden with grass, fenced boundaries, shrubs etc. An additional area at the side of the house provides useful storage space.



LOUNGE



LOUNGE



DINING KITCHEN



DINING KITCHEN

## 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 Ideal gas boiler located in the kitchen and the property has the benefit of uPVC framed double glazing and a security alarm. 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.

## LOCATION AND AMENITIES

Bellflower Road leads off Bluebell Road and the property forms part of the popular Cyden Homes development created within the last few years. Scartho village offers a good range of local shopping facilities, a Health centre, schooling etc.



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM TWO



BATHROOM



BATHROOM



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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