

MARTIN MASLIN

8 BOWFIELD CLOSE
WILLOWS
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 9EG



Situated on Bowfield Close, a lovely cul-de-sac just off Glenfield Road, this stylishly presented semi detached bungalow provides comfortable remodelled accommodation with gas central heating and uPVC framed double glazing. The gardens are very special too, being superbly paved at the rear and with a variety of outbuildings perfect for hobbies, workshop use etc. Briefly comprising:- Reception Hall, spacious Lounge/Diner with contemporary fire, Dining Kitchen with pale blue units and built-in appliances, two Bedrooms (one being 17'0 in length with a good range of wardrobes), stunning Bathroom with roll-edge bath and separate shower enclosure and a Loft Room accessible by a pull-down ladder. Outside there is a lean-to Garage, an Office/Craft Room and a wonderful timber Workshop. Viewing highly recommended.

EPC Rating - C

£175,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:-

RECEPTION HALL

A welcoming entrance area giving access to all the principal rooms and from where the pull-down ladder gives access to the Loft Room. There are two useful cupboards, a laminate finish floor and a central heating radiator.

LOUNGE/DINER

5.18m (17'0") x 3.66m (12'0")

A lovely room, large enough for relaxing and dining if required and featuring a contemporary fire and a recess above designed for a flat screen TV. The room features a laminate finish floor and there is a central heating radiator.

DINING KITCHEN

3.51m (11'6") x 3.35m (11'0")

Equipped with a comprehensive range of pale blue wall and base cabinets with grey worktops incorporating a single drainer 1.5 bowl stainless steel sink unit. Built-in appliances comprise a corner positioned Beko electric oven, a 4 ring gas hob with contemporary style extractor canopy above and a microwave oven. There is space for a small table and an American style fridge freezer, the floor is tiled and there is a central heating radiator. Glazed double doors open to the rear garden.

BEDROOM ONE

5.18m (17'0") x 3.15m (10'4")

An excellent size principal bedroom with an extensive range of painted wardrobes with high level cupboards above and a dresser unit. There is a central heating radiator.

BEDROOM TWO

2.49m (8'2") max x 2.13m (7'0")

With a cream wardrobe with sliding doors, a laminate finish floor and a central heating radiator.

BATHROOM

2.74m (9'0") x 2.39m (7'10")

An excellent and stylish fully tiled bathroom with a white suite, comprising a freestanding roll-edge bath on ball and claw feet, a vanity washbasin, a W.C. and a clear glass square shower enclosure with a chrome mixer shower. There is a heated towel warmer.

LOFT ROOM

4.88m (16'0") x 3.20m (10'6")

Accessed via a pull down aluminium ladder from the hallway and with a laminate finish floor, a roof window, a pine panelled ceiling and a central heating radiator.

GARAGE

5.33m (17'6") x 2.29m (7'6")

An enclosed lean-to style garage with an up and over door.



RECEPTION HALL



LOUNGE/DINER



LOUNGE/DINER



DINING KITCHEN

OFFICE/CRAFT ROOM

2.79m (9'2") x 2.21m (7'3")

Positioned behind the Garage and with a door linking to it.

WORKSHOP

4.70m (15'5") x 2.92m (9'7")

A wooden building with electric light and power and two access doors.

OUTSIDE

The bungalow occupies rectangular shaped gardens which are laid partly to grass at the front and with a brick edged concrete driveway. The rear garden is paved for ease of maintenance with a raised brick edged patio area complete with a blue pergola. The boundaries are fenced.

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 gas boiler located in the loft area and the property has the benefit of uPVC framed 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.

LOCATION AND AMENITIES

Bowfield Close leads off Glenfield Road within reach of local shopping facilities on The Willows and Wybers Wood. Regular buses serve the area.



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BATHROOM



BATHROOM



LOFT ROOM



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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