

# MARTIN MASLIN

10 LANGDALE AVENUE  
SCARTH  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 3HN



**\*\* NO FORWARD CHAIN - OFFERS INVITED \*\***

Situated on Langdale Avenue, just a short walk from shopping facilities on Coniston Avenue, this detached bungalow has been extended from the original to provide comfortable accommodation with the benefit of gas central heating and uPVC framed double glazing. Backing onto a school field the property also features a much larger than average brick Garage with integral workshop/store and viewing is recommended. Recently enhanced with updated decor and new carpets, the property boasts an excellent Shower Room and the boiler was renewed a couple of years ago. Comprising: Entrance Hall, 24'4" extended Lounge, Breakfast Kitchen with cream units and built in appliances, three Bedrooms and contemporary Shower Room. Come and have a look! EPC Rating - D

**£175,000**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

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

## THE ACCOMMODATION COMPRISES:-

### ENTRANCE HALL

An 'L' shaped entrance area with a laminate finish floor and a central heating radiator.

### LOUNGE

7.72m (25'4") x 3.05m (10'0")

Significantly extended from the original and featuring a classic style mahogany finish firesurround with a beige marble inset and hearth and a living flame gas fire. There are a twin side windows for additional natural light and two central heating radiators.

### BREAKFAST KITCHEN

3.84m (12'7") x 2.69m (8'10")

Equipped with a range of cream 'barrel' style wall and base cabinets with light oak finish trim and worktops incorporating a single drainer stainless steel sink unit. Built-in appliances comprise a Blomberg electric oven and a Hotpoint 4 ring gas hob with extractor above. The freestanding appliances within the kitchen can be included in the sale if required and there is a breakfast bar and a door leading outside.

### BEDROOM ONE

4.17m (13'8") into bay x 2.69m (8'10")

With a central heating radiator.

### BEDROOM TWO

3.05m (10'0") x 3.05m (10'0")

With a central heating radiator.

### BEDROOM THREE

3.05m (10'0") x 2.01m (6'7")

With a central heating radiator.

### SHOWER ROOM

2.13m (7'0") x 1.63m (5'4")

An excellent shower room with marbled panelling to the walls and a white comprising a w.c, a vanity washbasin, and a rectangular slimline shower tray with a clear side screen and a chrome mixer shower. The floor is tiled and there is a heated towel warmer.

### GARAGE

7.01m (23'0") max x 3.48m (11'5")

A much larger than average garden with an internal area separated for workshop/storage use and accessed via the side door. There is an up and over door. There is an up and over door to the front of the garage.

### OUTSIDE

The bungalow occupies rectangular shaped gardens which are laid to grass at the front with a slate chipping border. The concrete driveway provides space for vehicle parking and leads past the bungalow to the garage at the rear. The rear garden itself includes an elevated lawn, a hexagonal paved patio area with ornamental block wall surround, a pathway and fenced boundaries.



ENTRANCE HALL



LOUNGE



LOUNGE



BREAKFAST KITCHEN

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the gas boiler in the loft 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 C. The tenure is Freehold - subject to Solicitors verification.

## VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough with commentary can be seen on Rightmove and our Martin Maslin website.

## LOCATION AND AMENITIES

Langdale Avenue leads off Lavenham Road in Scartho and local shopping facilities are located on nearby Coniston Avenue. Regular buses serve the general area and the 'village' of Scartho offers a great range of amenities.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BEDROOM THREE



BEDROOM ONE



SHOWER ROOM



BEDROOM TWO



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.



24105



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