

# MARTIN MASLIN

3 FREEMAN COURT  
HOLTON-LE-CLAY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 5DB



Situated in this desirable cul-de-sac position lying just off Tetney Lane, a lovely detached bungalow full of charm and character set within its own colourful and mature gardens. Home to the same owner for many years and now requiring some slight updating, the accommodation is deceptively spacious and features three Bedrooms and two Bathrooms. Comprising: pleasant Entrance Hall, good size Lounge with brick fireplace, delightful rear Dining Room with patio doors and staircase to the first floor and the good size Kitchen with a range of limed oak cabinets. There is a ground floor double Bedroom with fitted wardrobes and a Shower Room. To the first floor there are two further Bedrooms and a second Bathroom with a cream suite. The property enjoys its own lovely front walled gardens with a long paved driveway leading to the detached Garage. The rear garden enjoys a valuable south west facing aspect with a large patio spanning the rear of the bungalow and a landscaped garden with flowering shrubs. A real gem offered with NO FORWARD CHAIN - not to be missed. EPC Rating – D.

**£220,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

### ENTRANCE PORCH

With a uPVC double glazed front door and matching side panel. A further part glazed door leads into the hallway.

### ENTRANCE HALL

4.57m (15'0") x 2.13m (7'0") max

A spacious and pleasant hallway with coving to the ceiling and a radiator.

### LOUNGE

5.44m (17'10") into window x 3.45m (11'4")

A bright dual aspect lounge to the front featuring a brick fireplace with a solid timber mantle displaying a stone hearth. It has two uPVC double glazed leaded side windows, coving to the ceiling, a radiator and a wide uPVC bow window.

### DINING ROOM

4.98m (16'4") x 3.28m (10'9")

Accessed via pine glazed double doors from the hallway, a lovely room facing onto the rear garden with coving to the ceiling and an open staircase to the first floor. It has a radiator, a uPVC double glazed window and further tilt-and-turn sliding patio doors.

### KITCHEN

3.68m (12'1") x 3.15m (10'4")

Fitted with a range of limed oak base and wall mounted units, some with glass displays and open fretwork. Complementary worksurfaces incorporate a 1.5 bowl enamel sink with a mono tap and tile splashback. Built-in appliances include a 4 ring gas hob with a projecting cooker hood and extractor fan over, a double fan assisted oven and grill, space for a slot in fridge freezer and plumbing for an automatic washing machine. It has a built-in corner cupboard housing the combination central heating boiler and further storage space. There is a large uPVC window overlooking the rear garden and a further double glazed door giving access.

### BEDROOM ONE

3.96m (13'0") into bay x 3.30m (10'10")

A good size double bedroom fitted with a range of built-in furniture forming a double bed recess with overhead storage and built-in bedhead. It has a range of matching cabinets and drawers. There is coving to the ceiling, a radiator and a uPVC double glazed bow window.

### SHOWER ROOM

A good size ground floor shower room with tongue and groove panelling to dado height featuring a white suite comprising W.C, wall hung basin and a large walk-in tiled double shower cubicle with thermostatic unit. It has a radiator, recessed lighting, ceramic tiled floor and a uPVC double glazed side window.

### FIRST FLOOR

#### LANDING

With a built-in storage cupboard and deep stairwell featuring a large Velux window proving natural light.



ENTRANCE HALL



LOUNGE



DINING ROOM



DINING ROOM

## BEDROOM TWO

4.11m (13'6") max x 3.23m (10'7")

Featuring a stone wall with a pine clad sloping ceiling featuring two Velux windows, a built-in storage cupboard, access to the loft space and a radiator.

## BEDROOM THREE

3.61m (11'10") max x 2.97m (9'9")

With a pine clad sloping ceiling including two Velux windows, built-in storage space, access to the loft and a radiator.

## BATHROOM

2.31m (7'7") x 1.60m (5'3")

Fully tiled with a pine panelled roof and Velux window. With a suite comprising W.C, pedestal washbasin and panel bath. It has a radiator and a tiled floor.

## OUTSIDE

The bungalow stands within its own mature gardens approached via a long paved driveway leading down to the detached brick Garage. The front garden is landscaped with a shaped lawn surrounded by paving with shrubs and specimen plants. The rear garden enjoys a delightful south west facing aspect and features an array of colourful plants, shrubs and specimen trees. It has a patio area spanning the rear of the bungalow with a brick potting shed in one corner. The boundaries are screened by fencing ensuring privacy.

## 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 combination central heating boiler located in the kitchen and the property has the benefit of uPVC framed double glazing (installed approximately 2020). It falls within the jurisdiction of East Lindsey District 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 tour with commentary can be seen on Rightmove and the Martin Maslin website.



KITCHEN



KITCHEN



BEDROOM ONE



SHOWER ROOM



FIRST FLOOR



BEDROOM TWO



BEDROOM THREE



BATHROOM



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.



24104



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