

MARTIN MASLIN

8 GRANGE AVENUE
LACEBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7DG



Discover the charm and convenience of this beautifully presented detached bungalow lying just off Grimsby Road within walking distance of the village square. Extended by the present owner to create a wonderful size Conservatory with underfloor heating, perfect for all year round relaxation. Further accommodation includes an Entrance Hall serving a bright and welcoming front Lounge, a spacious Kitchen in a light oak finish and a pleasant dining room linking the Conservatory. On the east wing there are three good size bedrooms with a luxury modern shower room equipped in a sleek design, a walk-in designer glass shower. The bungalow is enhanced by colourful and mature gardens with shaped lawns and a large detached brick garage is approached from a long driveway. At the rear is delightful private patio, ideal for family barbecue's. Don't miss this opportunity to acquire this rather special home!! Offered with no forward chain and viewings are highly recommended.

EPC Rating – D.

£255,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

A uPVC double glazed front door with matching side panel gives access to a spacious 'L' shaped Hallway

HALLWAY

With a radiator and a built in storage cupboard.

LOUNGE

4.80m (15'9") x 4.42m (14'6") into bay

A lovely dual aspect room featuring a deep walk-in bay front window with complementary dado rail, radiator and an eye catching living flame gas fire with cast and tiled inlay.

KITCHEN

5.99m (19'8") x 2.67m (8'9")

A large kitchen displaying a range of oak fronted base and wall mounted units with some glass leded display cabinets and open corner shelving. Complementary worksurfaces incorporate a 1.5 bowl acrylic sink with mixer taps and tiled splashback. Built-in appliances include a Stoves gas hob with pull out cooker hood and extractor fan, a Bosch double fan assisted oven and grill, an undercounter fridge and space and plumbing for an automatic washing machine. There is a ceramic tiled floor with a built-in storage cupboard and useful low level breakfast table. Dual aspect windows provide natural light whilst a further double glazed door gives access on to a small patio.

DINING ROOM

4.11m (13'6") x 2.82m (9'3")

Located just off the kitchen a pleasant dining room again with dual aspect views on to the garden featuring a wood floor and radiator. A further double glazed door provides access into the Conservatory.

CONSERVATORY

5.66m (18'7") x 3.10m (10'2")

A spacious and superb conservatory providing a relaxing sitting area. Built on a brick base and with underfloor heating and ceramic tiled floor. Plenty of windows provide natural light, two ceiling fan lights and French double glazed doors giving views and access on to the rear garden.

BEDROOM ONE

4.27m (14'0") x 3.10m (10'2")

A spacious bedroom with a built in airing cupboard housing the gas central heating boiler. There is a radiator and a uPVC double glazed side window.

BEDROOM TWO

3.05m (10'0") x 2.90m (9'6")

A lovely bedroom with a radiator and a uPVC double glazed side window.

BEDROOM THREE

3.05m (10'0") x 1.96m (6'5")

A good size third bedroom with a radiator and a uPVC double glazed side window.



LOUNGE



LOUNGE



KITCHEN



DINING ROOM

SHOWER ROOM

2.67m (8'9") x 2.08m (6'10")

A modern shower room with a smart high gloss wall boarding and panelled ceiling. Displaying a range of built in furniture in a high gloss white finish. Comprising back to wall w.c. semi recessed wash hand basin with mono tap and a large designer walk-in shower cubicle with fixed glass screen and Aqualisa shower unit. It has a chrome heated towel rail, tiled floor and a uPVC double glazed side window.

OUTSIDE

DETACHED BRICK GARAGE

4.57m (15'0") x 3.45m (11'4")

An extra wide garage with power and light, up and over front door, uPVC side window and courtesy door.

The bungalow stands in mature gardens approached via a long and generous paved driveway with gravel borders. The front garden is neatly laid to lawn which sweeps round the side of the bungalow with its mature borders. The gardens have a variety of mature specimen trees and provide an abundance of colour throughout the year. The rear garden has been paved for ease of maintenance, displaying a sandstone patio with central gravel border overlooking the dining room and conservatory. Close bordered fencing ensure privacy for the present owners.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal Vogue C32 combination central heating boiler located in Bedroom One (installed in November 2016). The property has the benefit of uPVC framed double glazing. The Local Authority is North East Lincolnshire Council and the property is in Council Tax Band C. The tenure is Freehold - subject to Solicitors verification.

VIEWING

Strictly by appointment through the Agents on Grimsby 311000.

A vide walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



CONSERVATORY



CONSERVATORY



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



SHOWER ROOM



SHOWER ROOM



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.

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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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