

# MARTIN MASLIN

2 MARLBOROUGH WAY  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 0TR



Situated on the corner of Marlborough Way and Park Lane this deceptively spacious detached bungalow provides high quality accommodation in ready to move into condition throughout. Home to the same owners for many years and progressively enhanced and updated viewing is highly recommended. Comprising:- Reception Hall, Cloakroom, lovely Lounge with brick fireplace, large Dining Kitchen with sage green units and built-in appliances, Utility Room, Dining Room (formerly a third Bedroom), elegant Sun Room, two double Bedrooms (both with excellent built-in furniture) and Bathroom with a cream suite. The gardens are a delight with a wide side lawn, a long gravelled driveway, a brick Garage and a stunning rear garden with lawn, paved sitting areas etc. Gas central heating, uPVC double glazing and a security system. A rare opportunity close to Cleethorpes Country Park. EPC Rating - D.

£315,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:-

#### RECEPTION HALL

A 'T' shaped hallway providing access to all the main rooms and with a central heating radiator and an airing cupboard housing the hot water cylinder. A pull down ladder gives access to the boarded loft space.

#### CLOAKROOM

With a central heating radiator and a white suite comprising a W.C. and a semi-recessed handbasin.

#### LOUNGE

4.42m (14'6") x 3.71m (12'2")

A lovely room at the front of the bungalow featuring a rustic brick firesurround and a stove style gas fire. Double aspect windows allow the room to enjoy plenty of natural light and there are wall light points and a central heating radiator.

#### DINING KITCHEN

4.72m (15'6") x 3.96m (13'0")

An excellent size room with ample space for a good size dining table and equipped with a range of sage green shaker style worktops incorporating a single drainer 1.5 bowl stainless steel sink unit. Built-in appliances comprise a Bosch electric oven, a Bosch ceramic hob with extractor above, a dishwasher and a fridge freezer. The floor is partly tiled and part laid to carpet and there is a central heating radiator.

#### UTILITY ROOM

2.44m (8'0") x 1.52m (5'0")

With a range of woodgrain cabinets, an Ideal Logic Max gas boiler, provision and space for appliances, a central heating radiator and a door leading outside.

#### DINING ROOM

3.56m (11'8") x 2.92m (9'7")

Originally designed to be a third bedroom and now used as a daytime room with patio style doors opening to the Sun Room. There is a central heating radiator.

#### SUN ROOM

4.09m (13'5") x 3.51m (11'6")

An excellent addition to the bungalow with glazed double doors opening to the garden, two central heating radiators and a solid roof for year round use.

#### BEDROOM ONE

3.81m (12'6") x 3.35m (11'0")

Comprehensively equipped with a superb range of woodgrain furniture including wardrobes a double bedhead recess with cupboards above, drawers and a dressing table. There is a central heating radiator.

#### BEDROOM TWO

3.40m (11'2") x 2.79m (9'2")

Stylishly equipped with a range of grey furniture including part mirrored wardrobes, drawers and a high level cupboard. There is a central heating radiator.



RECEPTION HALL



LOUNGE



LOUNGE



DINING KITCHEN



## BATHROOM

2.74m (9'0") x 1.70m (5'7")

Fully tiled and featuring a soft cream suite comprising a panel bath with an Aqualisa chrome mixer shower above, a semi recessed washbasin and a concealed cistern W.C. There is a clear shower screen to the bath side and a central heating radiator.

## GARAGE

3.28m (10'9") x 5.69m (18'8")

With electric light and power, an electric roller door and a side door giving access from the rear garden.

## OUTSIDE

The bungalow stands within lovely gardens with a long gravelled driveway leading to the garage and a wide area of grass enclosed by hedgerow to the side of the driveway. The front garden area is paved and enclosed by railings whilst the rear garden is wonderful, being part lawned and part paved and featuring colourful borders, a patio area, a pergola and a garden shed.

## 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 Logic Maxi gas boiler located in the Utility Room and the property has the benefit of uPVC framed double glazing and a security alarm system. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band D. The tenure is Freehold - subject to Solicitors verification. We are advised that a Covenant exists restricting any building on the grassed area at the side of the driveway.

## AGENTS NOTE

We are advised by the vendor that the loft has provision to be converted into bedroom space if desired.

## 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

The property is located on the corner of Marlborough Way and Park Lane just a short stroll from Cleethorpes Country Park. Local shopping facilities are nearby and regular buses serve the area.



DINING KITCHEN



DINING ROOM



SUN ROOM



BEDROOM ONE





BEDROOM ONE



BEDROOM TWO



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.



24126



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