

# MARTIN MASLIN

1 MARKHAM MEWS  
WALTHAM  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 0PD



FOUND IN THIS DESIRABLE LOCATION A MOST APPEALING DETACHED BUNGALOW WITH A WONDERFUL SUN LOUNGE. NOW OFFERING GREAT FLEXIBILITY WITH TWO/THREE SITTING ROOMS, SPACIOUS DINING KITCHEN WITH UTILITY, TWO/THREE BEDROOMS AND TWO MODERN BATHROOMS. VIEWING ESSENTIAL.

EPC RATING - D.

**£342,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Situated in a desirable location this detached bungalow offers a perfect balance of tranquility and accessibility enjoying a peaceful and quiet cul-de-sac position tucked away in one corner and set in landscaped gardens lying just off Camargue Avenue.

Originally designed as a three bedroom bungalow built by well known Carr and Carr builders in 1996 the property now benefits from the addition of a wonderful all-year round Sun Lounge ideal for relaxing and overlooking the landscaped rear garden. The single storey home offers great flexibility with two excellent Sitting Rooms (one connecting with the Sun Lounge), a superb Family Bathroom and a modern ensuite Shower Room off the main Bedrooms (both installed approximately 2020).

The principal accommodation includes: large Entrance Porch opening into the Hallway, the excellent Lounge with dual aspect views and a central fireplace whilst double doors open through into the dining area of the Kitchen. The kitchen is fitted with a range of quality medium oak cabinets with Stoves appliances and generous counter space designed for everyday cooking and entertaining. Adjacent is a well fitted matching Utility Room and door onto the side garden.

The second Bedroom has been converted into a second Sitting Room with built-in storage cupboards and connecting sliding doors onto the Sun Lounge. Overlooking the landscaped rear gardens is a wonderful spacious sun lounge blending indoor and outdoor living space ideal for reading or evening gatherings.

The principal Bedroom is well fitted with wardrobes and features a modern fully tiled ensuite Shower Room with walk-in shower and white suite. Bedroom three is an ideal space for a home office with a built-in corner desk unit and fitted wardrobes. The main Bathroom together with the ensuite has been recently updated and now features a modern white suite with shower over the bath.

Externally a generous block paved driveway with colourful planter borders leads to the attached double Garage with electric roller door. The gardens have been landscaped for ease of maintenance with gravel beds to the front whilst a generous side gated pathway leads in turn to a lovely size rear garden. It features sweeping block paved pathways, specimen shrubs and rock formations and there is a large shed for storage whilst neat hedging ensures privacy for the present owners. EPC Rating - D.



# Accommodation

## ENTRANCE PORCH

**3.66m (12'0") x 1.14m (3'9")**

A feature uPVC double glazed entrance porch with a tiled floor, panelled roof and light. A further double glazed door leads into the Entrance Hall.

## ENTRANCE HALL

**6.02m (19'9") x 2.67m (8'9")**

An interesting and spacious shaped hallway featuring a radiator with fretted cover, coving to the ceiling and a built-in airing cupboard.

## LOUNGE

**5.33m (17'6") plus bay x 3.86m (12'8")**

An excellent room featuring dual aspect windows, a central Adam style fireplace with gas fire and conglomerate marble inlay and coving to the ceiling. It has a radiator and double half glazed doors opening into the Dining area.

## DINING KITCHEN

**6.35m (20'10") plus bay x 2.92m (9'7")**

A good size open plan dining kitchen fitted with a range of solid medium oak cabinets with matching cornice and light baffle. Complementary worksurfaces incorporate a 1.5 bowl sink with mixer taps and matching upstands, a brick tiled wall surround with concealed underlighting and a small breakfast bar. Built-in appliances comprise a Stoves double fan assisted eye level oven and grill, a gas hob and an overhead extractor fan. The kitchen has a tiled floor, a radiator and a uPVC double glazed side window. Forming part of the kitchen is a carpeted dining area complemented by a built-in glass display cabinet with cupboards beneath, coving to the ceiling and a radiator. It has a side window and a lovely uPVC front bay window overlooking the gardens.

## UTILITY ROOM

**2.92m (9'7") x 1.60m (5'3")**

A well equipped utility room with a range of solid oak cabinets complementary work surfaces. There is plumbing for a washing machine and dishwasher and space for a tall fridge freezer. The utility is fully tiled with a radiator, a cupboard for the boiler and a uPVC double glazed side door.

## SITTING ROOM/BEDROOM TWO

**4.72m (15'6") x 2.92m (9'7")**

A lovely rear sitting room with built-in full height cupboards and a radiator. The room offers flexibility as a bedroom or sitting room with a uPVC sliding patio door linking the Sun Lounge.

## SUN LOUNGE

**4.72m (15'6") x 2.92m (9'7")**

A fabulous sun room at the rear of the property with an insulated tiled roof, a radiator and panoramic feature windows with additional French doors providing views and access onto the rear garden.



ENTRANCE PORCH



ENTRANCE HALL



LOUNGE



LOUNGE

### **BEDROOM ONE**

**3.89m (12'9") x 3.71m (12'2") max**

A well designed double bedroom fitted with a range of bespoke furniture featuring a double bed recess with matching corner display niches and bedside drawers, overhead storage and a further range of mirrored wardrobes. It has a matching dresser with drawers and open displays. The room is tastefully decorated with a radiator and PVC double glazed rear window.

### **ENSUITE SHOWER ROOM**

Fully tiled with a white suite comprising W.C, semi-recessed washbasin and a walk-in tiled shower with thermostatic unit. It has a towel warmer, an extractor fan and a uPVC double glazed window.

### **BEDROOM THREE**

**2.95m (9'8") x 2.26m (7'5") max**

Fitted with a range of smart built-in bedroom furniture including a corner computer desk unit with overhead storage, a radiator and a uPVC double glazed window. There is access to the part boarded loft space (with power and light and a pull down ladder).

### **BATHROOM**

**3.05m (10'0") x 1.52m (5'0")**

A superb modern bathroom fully tiled in a grey brick bond finish with a white suite comprising W.C, built-in vanity unit with offset sink and pillar taps, panel bath with thermostatic Mira shower and screen and a radiator. There is a ceiling extractor fan and a uPVC double glazed side window.

### **GARAGE**

**5.74m (18'10") x 5.05m (16'7")**

With electric roller front door, power and light and courtesy uPVC rear door.

### **OUTSIDE**

The property enjoys a peaceful position in this sought after cul de sac lying just off Camargue Avenue, approached via a generous block paved driveway with deep planter borders leading in turn to the garage. The front garden has been landscaped for ease of maintenance featuring gravelled beds interspersed with specimen plants and shrubs. The side garden leads to a generous block paved pathway which opens into the rear garden. The stunning rear garden has been well designed with block paved pathways interspersed by gravel borders, specimen shrubs and rock formations. There is a large timber shed in one corner, fencing and hedging to the boundaries and external lighting.

### **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 central heating boiler located in the Utility Room and the property has the benefit of uPVC framed double glazing and a security alarm. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band E. The tenure is Freehold - subject to Solicitors verification.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM

## 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.



SITTING ROOM/BEDROOM TWO



SUN LOUNGE



SUN LOUNGE



BEDROOM ONE



BEDROOM ONE



BEDROOM THREE



BATHROOM

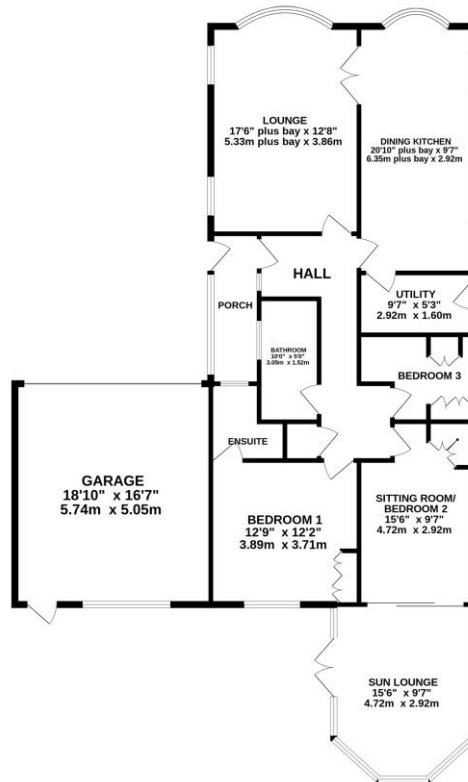


OUTSIDE



FRONT GARDEN

GROUND FLOOR  
1575 sq.ft. (146.3 sq.m.) approx.



TOTAL FLOOR AREA: 1575 sq.ft. (146.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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24133



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

M619 Printed by Ravensworth Digital 0191 2303553

www.martinmaslinestateagents.co.uk