

MARTIN MASLIN

11 PELHAM AVENUE
SCARTH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3NA



Situated on ever popular Pelham Avenue, just a short stroll from all the facilities of Scartho village centre, this classic detached bungalow offers cherished accommodation set within wonderful established gardens. Remodelled from the original a number of years ago the layout provides excellent size rooms which must be seen to be appreciated. With gas central heating and double glazing it comprises: Entrance Lobby, 'T' shape Reception Hall, Cloakroom, 24'4 Lounge, impressive 'P' shape uPVC Conservatory, Kitchen with white/grey units and appliances, two double Bedrooms and an accessible wetroom style fully tiled Shower Room. Within the mature gardens there is a brick Garage with electric door, front and rear lawns, a Garden Room, storage shed, a long driveway and a variety of shrubs, plants and bushes. A lovely home!

£315,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises:-

ENTRANCE LOBBY

With a door opening to the:-

RECEPTION HALL

A 'T' shaped reception hall giving access to all the main rooms and with a useful double cupboard and a central heating radiator. The walls are half panelled with decorative mouldings.

CLOAKROOM

With a white suite comprising a W.C. and a handbasin. There is a central heating radiator.

LOUNGE

7.42m (24'4") x 3.78m (12'5")

A wonderful room enjoying plenty of natural light courtesy of two wide windows and with glazed double doors opening to the Conservatory. There are two central heating radiators and two doors linking to the Reception Hall.

CONSERVATORY

5.66m (18'7") max x 4.04m (13'3") max

An excellent 'P' shaped uPVC conservatory with space to dine and relax if required and with a central heating radiator and an electric heater. Glazed double doors open to the rear garden.

KITCHEN

4.01m (13'2") x 3.30m (10'10")

Comprehensively equipped with a range of white/grey wall and base cabinets with grey worksurfaces incorporating a single drainer stainless steel 1. bowl sink unit. Built-in appliances comprise a Creda electric oven and a Beko 5-ring gas hob with extractor above. There is a wall mounted Ideal gas boiler and a door leads out to the side of the bungalow.

BEDROOM ONE

4.72m (15'6") into bay x 4.27m (14'0")

A lovely double bedroom at the front of the bungalow with a central heating radiator.

BEDROOM TWO

4.72m (15'6") into bay x 4.27m (14'0")

Again an impressive size double bedroom with a central heating radiator.

UTILITY LOBBY

Leading off the Reception Hall and with provision for appliances and a door opening to the Shower Room.

SHOWER ROOM

2.69m (8'10") x 2.26m (7'5")

Fully tiled and designed for those with limited mobility with a wetroom style floor, a chrome mixer shower, a white W.C. and a white semi recessed washbasin with adjoining low level gloss white cabinets. There is a central heating radiator.



RECEPTION HALL



LOUNGE



LOUNGE



LOUNGE

GARAGE

6.58m (21'7") x 3.05m (10'0")

A brick garage with an electrically operated up and over door and a side door.

GARDEN ROOM

3.51m (11'6") x 2.62m (8'7")

A building offering flexible space for hobbies, storage etc.

OUTSIDE

The bungalow occupies established rectangular shaped gardens which feature a diverse variety of shrubs, plants and hedging. A long driveway provides plenty of space for numerous vehicles and there is a further block paved parking space within the front garden. Immediately behind the bungalow, a gently sloping decking provides easy access from the Conservatory to the lawned rear garden and in addition there are paved and decked sitting areas. A pressed metal shed is great for general storage and mature trees create a lovely backdrop for the rear garden. There is a useful block paved area to the side of the bungalow too.

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 gas boiler located in the kitchen and the property has the benefit of uPVC framed double glazing to majority of the windows and hardwood frames to the two front bays with aluminium framed inserts. 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.

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

Pelham Avenue is located just off Scartho Road within easy reach of all the facilities of Scartho village. Regular buses serve the general area and the property is within walking distance of Grimsby Hospital.



CONSERVATORY



CONSERVATORY



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



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.



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