

MARTIN MASLIN

1 WINDSOR CLOSE, KEELBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8JG



Tucked away in one corner of this pleasant cul-de-sac , an eye catching detached bungalow occupying a lovely front garden with a generous driveway and detached brick garage offering spacious accommodation requiring some TLC offered with no forward chain. The property benefits from a brand new boiler installed March 2024 and uPVC double glazing. This property would make an ideal retirement home boasting three double Bedrooms and two Reception Rooms. The accommodation includes an entrance Hallway, an open plan Lounge and Dining Room, a fitted Kitchen with appliances, three excellent sized Bedrooms and a fully tiled Bathroom with coloured suite. Found at the bottom of Eastfield Road just off South Street in this popular village location. Viewing is highly recommended. EPC Rating-D.

£189,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

A uPVC double glazed front door leads directly into the Hallway.

HALLWAY

An L shaped hallway with a radiator and a built in cupboard housing the central heating boiler. There is access to the loft space.

KITCHEN

3.20m (10'6") x 2.82m (9'3")

A fitted kitchen with a range of base and wall mounted units in a light cream wood grain finish. Complementary work surfaces incorporate a stainless steel sink with mixer taps and tile splashback. Built in appliances include a four ring gas hob with overhead Zanussi extractor fan and light and a single fan assisted oven and grill. There is space for an undercounter fridge and plumbing for an automatic washing machine. The kitchen has a ceramic tile floor with room for a small table and chairs, a radiator, a ceiling fan light, a uPVC double glazed window and further double glazed door onto the garden.

DINING ROOM

3.40m (11'2") x 3.17m (10'5")

A good sized dining room with a feature archway open plan to the main Lounge. It has coving to the ceiling, a radiator and a full height uPVC double glazed window overlooking the rear garden.

LOUNGE

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

Open plan to the Dining area with a polished fire surround with conglomerate marble inlay housing an electric fire. There is coving to the ceiling, a radiator and a full height uPVC double glazed front window.

BEDROOM ONE

3.84m (12'7") x 3.20m (10'6")

A recently decorated lovely double bedroom with an accent wall, a radiator and a uPVC full height double glazed window.

BEDROOM TWO

2.92m (9'7") x 2.74m (9'0")

A second bedroom with coving to the ceiling, a radiator and a uPVC double glazed window overlooking the front garden.

BEDROOM THREE

3.43m (11'3") x 2.79m (9'2")

A generous third bedroom with coving to the ceiling, a radiator and a uPVC double glazed front window.



HALLWAY



KITCHEN



KITCHEN



DINING ROOM

BATHROOM

A fully tiled bathroom with coloured ideal standard suite and built-in vanity unit. Comprising W.C, semi recessed wash basin and panel bath with electric shower and rail/curtain. It has a ceramic tiled floor, a radiator, a wall mounted electric heater and a uPVC double glazed front window.

GARAGE

5.00m (16'5") x 2.49m (8'2")

A detached brick garage with up and over door, power and light and courtesy side door.

OUTSIDE

The bungalow occupies a large shaped front lawned garden screened by an L shaped low brick and coping stone wall boundary. A long concrete driveway provides space for vehicle parking and leads in turn to the Garage. Double gates to one side lead in turn to a manageable lawned rear garden fenced and screened by trees to the perimeters.

GENERAL INFORMATION

Mains, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the newly installed Green-Star Gas Fire Condensing Combination Boiler (installed March 2024). The property benefits from uPVC framed glazing. It is under the jurisdiction of the West Lindsey District Council and is in Tax Band-C. The tenure is Freehold subject to solicitors verification.

VIEWING

Viewing is strictly by appointment through the agents on Grimsby 311000. A walkthrough video tour can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Windsor Close is a pleasant cul-de-sac lying at the bottom of Eastfield Road just off South Street. The Village provides a good range of local shops and amenities and is in the catchment area for Schools with good repute.



LOUNGE



BEDROOM ONE



BEDROOM TWO



BATHROOM



BEDROOM THREE



GARAGE



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.



24141



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