

# MARTIN MASLIN

CONISHOLME  
HIGH STREET  
NORTH THORESBY  
NEAR GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 5PL



A quaint, mid terraced cottage dating back to the early 19th century, situated in this popular village of North Thoresby. The character property is well maintained and benefits from Electric night storage heating and uPVC double glazing. Ideal for a first time buyer or investor with NO FORWARD CHAIN. Accommodation comprises: a front Sitting Room, fitted Kitchen with oven and hob, a Shower Room and two Bedrooms to the first floor. The property enjoys a good sized mature rear garden with two useful stores. Viewing is highly recommended. EPC rating - E.

£119,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

A uPVC double glazed door gives direct access to the Lounge.

### LOUNGE

**3.30m (10'10") x 3.15m (10'4")**

A cosy room with a brick fireplace, a built in cupboard and an electric night storage heater. It has a uPVC double glazed front window.



LOUNGE

### KITCHEN

**3.48m (11'5") x 2.39m (7'10") (extending to 14'9")**

An interesting shaped kitchen with a range of white wood grain base and wall mounted units. It has a stainless steel sink with complementary work surfaces, taps and tile splashback. Built in appliances include an oven, hob and extractor fan. A narrow, open plan staircase leads straight to the first floor level.



LOUNGE

### SHOWER ROOM

A small shower room with a W.C, a wash basin and a shower cubicle.

### BEDROOM ONE

**3.68m (12'1") x 3.30m (10'10")**

A generous bedroom with a built in airing cupboard housing the prelagged hot water tank. It has an electric night storage heater and a uPVC double glazed front window.

### BEDROOM TWO

**2.82m (9'3") x 1.63m (5'4")**

With an electric night sturridge heater and a uPVC double glazed rear window.

### OUTSIDE

The property has a small forecourt garden to the front. The rear garden features two useful brick stores and a good sized, mature rear garden.

### GENERAL INFORMATION

Mains, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. The property has the benefit of electric night storage heating and uPVC framed double glazing. It falls within the jurisdiction of the East Lindsey District Council and is in Council Tax Band: A. The tenure is Freehold subject to solicitors verification.

### VIEWING

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

### AGENTS NOTE

There is a right of way at the rear of the property connecting the two adjoining cottages.



KITCHEN



KITCHEN



STAIRCASE



SHOWER ROOM



BEDROOM ONE



BEDROOM TWO



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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