

MARTIN MASLIN

22 FIELDHEAD ROAD
LACEBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7SS



COMING SOON! An exciting opportunity to acquire an impressive detached bungalow designed for the over 55's. Well designed including a stunning open plan living dining kitchen with a signature feature window, three good sized bedrooms and two bathrooms. Plot 150 occupies a lovely position with a good sized east facing rear garden overlooking open space to one side with a green area and trees including an attached garage with a private driveway.

£385,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

ENTRANCE HALL

4.09m (13'5") x 1.98m (6'6")

With a smart composite front entrance door..

INNER HALL

3.99m (13'1") x 0.97m (3'2")

LOUNGE

5.56m (18'3") INTO BAY x 3.86m (12'8")

With a fireplace and uPVC double glazed front window.

LIVING KITCHEN

7.16m (23'6") x 3.86m (12'8")

A lovely open plan Living Kitchen with two double glazed side window, a feature apex double glazed window and bifold doors to the rear and further double glazed windows in the dining area.

OPEN PLAN DINING AREA

3.28m (10'9") x 3.17m (10'5")

BEDROOM ONE

4.70m (15'5") INTO BAY x 3.66m (12'0")

With walk in double glazed bay front window.

EN-SUITE SHOWER ROOM

2.59m (8'6") x 1.22m (4'0")

With a double glazed side window.

BEDROOM TWO

3.66m (12'0") x 3.20m (10'6")

With double glazed patio doors to the rear.

BEDROOM THREE

3.00m (9'10") x 2.82m (9'3")

With a double glazed front window.

BATHROOM

1.70m (5'7") x 2.59m (8'6") 10'10" INTO RECESS

GARAGE

5.59m (18'4") x 2.79m (9'2")

A brick attached garage.

OUTSIDE

The gardens will be landscaped and seeded with fencing to the perimeter. The property will enjoy a north-east facing garden.

TENURE

We have been advised that the tenure is freehold and understand that a management company will be set up to cover the running cost of maintenance in common areas.



KITCHEN EXAMPLE



ENTRANCE HALL



LOUNGE



LIVING KITCHEN

SPECIFICATION DETAILS

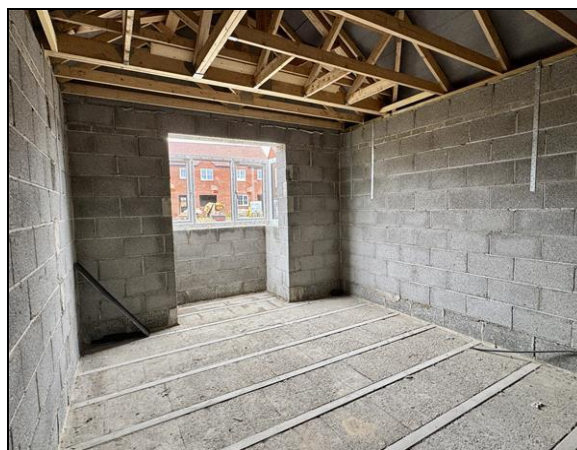
All the properties will be completed to a bespoke finish by WJC Developments including the following:

- Underfloor heating connected to a gas central heating boiler
- uPVC double glazed windows in a white exterior finish
- Smart fitted composite front door and uPVC patio doors as per design -LED lighting
- Flooring included in the kitchen only
- Oak interior doors with chrome finish
- High quality bespoke kitchen from Huws Gray with a choice of design and colour including worktops (upgrade to quartz available upon request)
- Bathrooms will be floor to ceiling tiling with a £30 per square meter allowance (upgrades available with separate negotiations)
- Ensuite Shower Room
- Sockets in a brush chrome finish
- Emulsion walls with white skirting boards and architraves
- Front seeded garden with a porcelain pathway to the front door
- All gardens seeded and landscaped with fencing to the perimeter
- Fitted burglar alarm system and wired smoke alarms
- Outside wall lights and an outside tap
- Driveway paved to the garage with up and over door
- Decor will be white emulsion
- Solar panels and EV charging points available by separate negotiation
- 10 year builders warranty with Sutherland Consulting.

For further information please contact Martin Maslin Estate Agents on 01472 311000.



OPEN PLAN DINING AREA



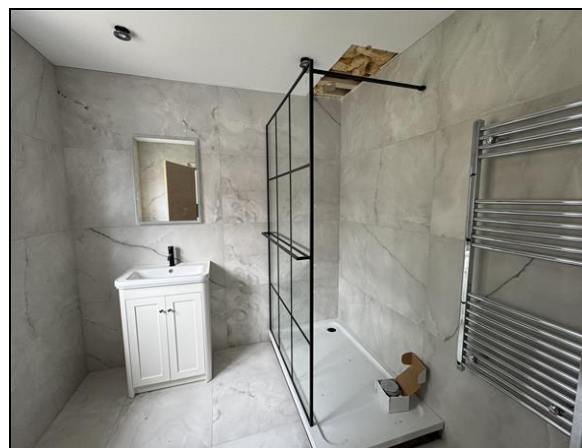
BEDROOM ONE



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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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