

# MARTIN MASLIN

**53 WILLIAMS WAY  
KINGS PARK VILLAGE  
SCARTHO TOP  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 2DT**



Built in 2022 this excellent detached bungalow provides impressive single storey accommodation with underfloor heating, contemporary grey uPVC framed double glazing and California shutters to several windows. The property is located on Kings Park Village, an exciting new scheme on Scartho Top and viewing is highly recommended. Briefly comprising:- Reception Hall, spacious Living Kitchen with quality units and appliances plus ample space to dine and relax, Utility Room, two Bedrooms and a stylish Shower Room with a white suite. There is a double width driveway at the front and a very good size rear garden part paved and part laid to slate chippings. A quality property available with immediate vacant possession.

**£229,950**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

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

The accommodation comprises:-

### RECEPTION HALL

An 'L' shaped hallway with doors opening to all the main rooms.

### LIVING KITCHEN

**6.10m (20'0") x 3.35m (11'0")**

An excellent principal living area with ample space to relax, dine and prepare. The kitchen area is equipped with a comprehensive range of cream shaker style wall and base cabinets with slimline quartz style worktops incorporating a black composite 1.5 bowl sink unit. Built-in appliances comprise a Bosch electric oven, a Bosch induction hob with extractor above, a fridge freezer and a dishwasher. Glazed double doors open into the rear garden and a pendant lamp is fitted above the dining table position.

### UTILITY ROOM

**2.62m (8'7") x 1.52m (5'0")**

A useful room with cabinets matching those in the Living Kitchen, a single drainer stainless steel sink unit, space and provision for an automatic washing machine and a concealed Worcester gas central heating boiler.

### BEDROOM ONE

**3.89m (12'9") x 2.62m (8'7")**

A rectangular shaped bedroom with twin windows looking across the rear garden.

### BEDROOM TWO

**3.35m (11'0") x 2.34m (7'8")**

With a window looking out to the front of the bungalow.

### SHOWER ROOM

**2.06m (6'9") x 1.70m (5'7")**

Beautifully tiled and with a white suite comprising a washbasin with drawers beneath, a W.C and a larger than average step-in shower enclosure with a slimline shower tray and a chrome mixer shower. There is a chrome heated towel warmer.

### OUTSIDE

To the front of the bungalow there is a double width block paved driveway and an area of artificial lawn whilst to the rear the good sized garden is covered with slate chippings and also benefits from a paved patio area. There is a useful storage shed and the boundaries are fenced.



RECEPTION HALL



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN

## GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Underfloor heating is provided via the Worcester gas boiler in the Utility Room and the property has the benefit of grey uPVC framed double glazing. It falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band C. The tenure is Freehold subject to Solicitors verification.

## VIEWING

By arrangement through the Agents on Grimsby 311000. A walkthrough video with commentary can be seen on our Martin Maslin website and Rightmove.

## LOCATION AND AMENITIES

Williams Way is located on Kings Park Village which leads northwards off Matthew Telford Way on Scartho Top. The village facilities of Scartho are within walking distance and an Aldi store is close by too. Regular buses serve the general area.



UTILITY ROOM



BEDROOM ONE



SHOWER ROOM



BEDROOM ONE



SHOWER ROOM



BEDROOM TWO





OUTSIDE



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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