

# MARTIN MASLIN

21A THE AVENUE  
HEALING  
NEAR GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN41 7NA



A SPLENDID DETACHED BUNGALOW TUCKED AWAY WITHIN ITS OWN PRIVATE, MATURE GARDENS JUST OFF THE AVENUE IN HEALING AND PROVIDING SPACIOUS, WELL FEATURED ACCOMMODATION OF EXCELLENT QUALITY.

£415,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Enjoying a secluded position just off The Avenue in Healing this is a wonderful single storey residence, designed and built for the current owner in 1991 and providing impressive, thoughtfully laid out accommodation which must be seen to be appreciated. It stands within established gardens which enjoy the best of the afternoon and evening sunshine and viewing is highly recommended.

Principal features of the accommodation include the welcoming Reception Hall, the superb 20'0" x 14'10" main Lounge and the Dining Room which links to it via bifold doors which can be opened wide for entertaining or to create an open plan feel. The Dining Kitchen is rather special too with an excellent range of units, a host of built-in appliances and plenty of space to dine and relax. The Utility Room is large enough to almost be considered a second kitchen.

There are three bedrooms positioned at the rear of the bungalow with the Master Bedroom being superbly equipped with contemporary style wardrobes and benefiting from its own updated en-suite Shower Room. Bedroom 2 is also fitted with wardrobes and enjoys a lovely view across the garden. The Family Bathroom features a pale green suite and is of particularly good size.

The bungalow benefits from gas central heating, uPVC framed double glazing and a security alarm system and the mature grounds include lawns, established shrub and flower beds, a pergola, a gazebo and decorative fencing. The Garage has an electric door and there is plenty of gravelled parking too.

The village of Healing provides useful local facilities including its own railway station, with trains running east to Grimsby and Cleethorpes and westwards too. The villages schools are particularly well regarded. All in all 21A The Avenue is an elegant home of impeccable quality and the secluded setting makes it all the more special.





# Accommodation

The accommodation comprises:-

## RECEPTION HALL

A welcoming central entrance hall with a central heating radiator featuring a decorative cover.

## LOUNGE

6.10m (20'0") x 4.52m (14'10")

A lovely room of excellent proportions and featuring a classic style white fireplace with a living flame gas fire. Twin side windows and a front bay window provide plenty of natural light and folding double doors link to the Dining Room. There are two central heating radiators.

## DINING ROOM

4.17m (13'8") x 3.78m (12'5")

With patio style doors opening to the rear terrace, folding double doors linking to the Lounge and a single door giving access to the Inner Hallway. There is a central heating radiator.

## DINING KITCHEN

5.49m (18'0") x 4.57m (15'0")

A superb multi-function room with a study area, a dining area and a comprehensively equipped kitchen area with a range of white wall and base cabinets with grey worktops incorporating a single drainer 1.5 bowl stainless steel sink unit. Built in appliances comprise a Bosch electric oven, a Neff electric ceramic hob with extractor above, a fridge and a Neff microwave oven. There is a peninsular unit with a red brick half wall and doors open to the Utility Room, the Reception Hall and the Inner Hall Central heating radiator.

## UTILITY ROOM

4.57m (15'0") x 1.78m (5'10")

Again equipped with a good range of units, a white ceramic sink unit, provision for freestanding appliances and a concealed Worcester gas boiler. The walls are part tiled and there is a central heating radiator.

## INNER HALL

An 'L' shaped hallway with a central heating radiator, a cloaks cupboard and an airing cupboard housing the hot water cylinder.

## MASTER BEDROOM

3.66m (12'0") x 3.61m (11'10")

Fitted with a lovely range of contemporary style furniture including wardrobes, drawers and a projecting lighting canopy. There is a central heating radiator and a door opens to the en-suite Shower Room.



RECEPTION HALL



LOUNGE



LOUNGE



DINING ROOM

### EN-SUITE SHOWER ROOM

2.44m (8'0") x 2.03m (6'8")

A stylish fully tiled shower room with a white suite comprising a W.C, a wide semi recessed wash basin and a larger than average corner shower cubicle with a chrome mixer shower. There is a heated towel warmer.

### BEDROOM TWO

4.27m (14'0") x 3.66m (12'0")

Featuring a range of built-in furniture including wardrobes, drawers, a dresser and high level cupboards forming a double bedhead recess. There is a central heating radiator and the window overlooks the rear garden.

### BEDROOM THREE

3.35m (11'0") x 2.44m (8'0")

With a central heating radiator.

### FAMILY BATHROOM

2.39m (7'10") x 3.66m (12'0") max

An excellent size bathroom with a pale green suite comprising a bath set within an arched recess, a pedestal wash basin and a W.C. The bathroom is part tiled and there are recessed storage/display shelves and a central heating radiator.

### GARAGE

3.20m (10'6") x 6.10m (20'0")

With an electric roller door to the front, a side access door and electric light and power.

### OUTSIDE

The bungalow stands within wonderfully mature gardens which are a delight to see. The property is approached via a long private gravelled driveway leading off The Avenue and there is plenty of gravelled space for parking additional vehicles. Behind the garage there is a useful shed and a further gravelled area whilst the main lawned garden is positioned to the south and south-western side of the bungalow for maximum enjoyment of the sunshine. A decking patio with gazebo canopy is positioned adjacent to the patio doors from the Dining Room creating a lovely spot for outdoor dining and decorative fencing partially divides the front garden.

### GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Worcester gas boiler in the Utility Room and the property has the benefit of uPVC framed double glazing and a security system. It falls within the jurisdiction of the 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 walkthrough video with commentary can be seen on our Martin Maslin website and Rightmove.



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM



MASTER BEDROOM





OUTSIDE



EN-SUITE SHOWER ROOM



OUTSIDE



BEDROOM TWO



OUTSIDE



BEDROOM TWO



OUTSIDE



FAMILY BATHROOM

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 ability for their purpose.

25004

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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.



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