

# MARTIN MASLIN

24 CHADWELL SPRINGS  
WALTHAM  
NEAR GRIMSBY  
LINCOLNSHIRE  
DN37 0UU



Situated at the end of the cul-de-sac section of Chadwell Springs this spacious detached bungalow stands within good sized lawned gardens and provides accommodation with the benefit of gas central heating and uPVC double glazing. The layout offers great flexibility depending upon how many bedrooms an occupier requires and viewing is recommended to see just how it could work for you! Comprising;- Entrance Lobby, Reception Hall, excellent Lounge with Louis style fireplace, Kitchen with cream leather finish units, Utility Room, Cloakroom, three Bedrooms (one with patio doors to the garden) and Bathroom with a grey suite. There is an integral Garage and the gardens are securely fenced and mature. Viewing is available through the Agents on Grimsby 311000.

EPC Rating - C

£200,000

Offer in excess

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:-

#### ENTRANCE LOBBY

#### RECEPTION HALL

A welcoming 'L' shaped hallway with a laminate finish floor, a central heating radiator and a cupboard housing the hot water cylinder.

#### LOUNGE

5.18m (17'0") x 3.53m (11'7")

A well proportioned room featuring a Louis style white fireplace with an electric flicker flame fire, a laminate finish floor and a central heating radiator. A glazed door with adjacent glazed screen panel wall links to the Reception Hall.

#### KITCHEN

3.96m (13'0") x 2.74m (9'0")

Featuring a range of cream leather finish wall and base cabinets with medium oak trim and patterned worktops incorporating a double drainer stainless steel sink unit. There is space and provision for freestanding appliances with an extractor fan canopy positioned above the cooker recess. Saloon style doors open to the Utility Room and there is a central heating radiator.

#### UTILITY ROOM

2.44m (8'0") x 1.52m (5'0")

With a wall mounted Ideal Icos gas boiler, a woodgrain worktop and space for appliances. There is a central heating radiator and a door leads outside.

#### CLOAKROOM

With a pale pink suite comprising a W.C and a small handbasin. There is a central heating radiator.

#### BEDROOM ONE

3.96m (13'0") x 3.05m (10'0")

Currently used as extra living space and with a central heating radiator and patio style doors opening to the garden. There is a laminate finish floor.

#### BEDROOM TWO

3.35m (11'0") x 3.10m (10'2")

With a laminate finish floor and a central heating radiator.

#### BEDROOM THREE

3.53m (11'7") x 1.98m (6'6")

Currently used as a study and with a laminate finish floor and a central heating radiator.

#### BATHROOM

2.49m (8'2") x 2.24m (7'4")

With a grey suite comprising a panel bath with a mixer/shower tap, a pedestal washbasin and a W.C. The walls are part tiled and there is a shower screen to the bath side and a central heating radiator.



LOUNGE



LOUNGE



KITCHEN



KITCHEN

## GARAGE

An integral single garage with an up and over door.

## OUTSIDE

The bungalow stands within rectangular shaped gardens which are mainly laid to grass to the front and rear. A concrete driveway leads to the garage and provides space for parking an additional vehicle whilst to the rear the fenced garden includes a sizeable paved patio area and a pathway.

## 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 Ideal Icos gas boiler in the Utility Room and the property has the benefit of 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 appointment through the Agents on Grimsby 311000. A video walkthrough with commentary can be seen on our Martin Maslin website and Rightmove.

## LOCATION AND AMENITIES

The property is located at the end of a cul-de-sac which forms part of Chadwell Springs which itself leads northward off the western end of Woodhall Drive. The village of Waltham provides an excellent range of facilities including two supermarkets, specialist retailers, tearooms and restaurants and two popular public houses.



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



BATHROOM



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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