

# MARTIN MASLIN

30 NICHOLSON ROAD  
HEALING  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN41 7NW



Situated in this popular Village position linking Radcliffe Road and Fords Avenue, a well presented detached family bungalow enjoying a good sized rear garden with a lovely aspect. Updated by the present owners to include a spacious 21'0" 'L' shaped family Kitchen with a Dining Area and French doors, a modern and stylish Cloakroom with W.C, some replacement windows and a cavernous loft space providing further potential. Accommodation includes; a welcoming Hallway, a generous Lounge with fitted gas fire, a modern designer Cloakroom and a spacious 'L' shaped Kitchen displaying a range of white handleless units and built in appliances. It has three generous Bedrooms overlooking the gardens and a fully tiled bathroom with white suite. The Gardens have been landscaped to provide a superb driveway accommodating up to four vehicles with a garage/store. In the Agents opinion, the rear garden offers ideal entertaining outdoor space featuring a superb insulated summer house, a shaped Indian sandstone patios and a central lawn. Viewing is highly recommended to appreciate all on offer. EPC Rating - D

£289,900

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A smart composite front door leads directly into the Entrance Hallway.

#### ENTRANCE HALLWAY

**5.08m (16'8") x 1.55m (5'1")**

Featuring a fashionable laminate floor with coving to the ceiling and two useful built in storage cupboards.

#### LOUNGE

**4.75m (15'7") x 4.04m (13'3")**

A lovely comfortable room displaying a central living flame gas fire with coving to the ceiling. It is tastefully decorated in pastel colours with a radiator and a uPVC double glazed front window.

#### LIVING KITCHEN

**6.58m (21'7") x 2.62m (8'7") + 9'0" x 7'8"**

A wonderful 'L' shaped family kitchen cleverly redesigned by incorporating part of the garage to form a large open plan Living Kitchen. Featuring a range of white high gloss handleless cabinets with contrasting laminate worktops. Incorporating a 1.5 bowl sink with mixer taps and matching upstands. A host of built in appliances include; a dishwasher, washing machine and tumble dryer. There is housing for an American fridge, a free standing Range Master cooker (available by separate negotiation) and an overhead stainless steel extractor fan with light. The kitchen features designer vertical radiators and has plenty of space for a comfortable dining table and chairs. It has recess ceiling spotlights, dual aspect windows allowing natural light and French double glazed doors giving views and access onto the rear garden.

#### BEDROOM ONE

**3.91m (12'10") max to wall x 3.61m (11'10")**

Featuring a smart range of wardrobes with sliding mirrored doors, coving to the ceiling, a radiator and a uPVC double glazed front window.

#### BEDROOM TWO

**3.91m (12'10") x 3.00m (9'10")**

A good sized double bedroom with a radiator and a uPVC double glazed side window.

#### BEDROOM THREE

**3.17m (10'5") x 2.74m (9'0")**

A comfortable third bedroom with built in wardrobes in a smart natural wood finish with a radiators and a uPVC double glazed rear window.

#### CLOAKROOM

**1.78m (5'10") x 0.91m (3'0")**

A smart designer Cloakroom in a white and indigo blue two-tone finish. Featuring a W.C with built in cupboards, a slimline vanity unit with pillar style tap and a chrome heated towel rail. It has a centre light and a uPVC double glazed rear window.



ENTRANCE HALLWAY



LOUNGE



LOUNGE



LIVING KITCHEN

## FAMILY BATHROOM

1.93m (6'4") x 1.78m (5'10")

Fully tiled with a white suite comprising; W.C, pedestal wash basin and a 'P' shaped bath with a thermostatic shower and glass curved screen. It has a heated towel rail with recess lighting and a uPVC double glazed rear window.

## GARAGE/STORE

2.44m (8'0") x 2.31m (7'7")

With power and light and up and over door.

## OUTSIDE

The front garden has been landscaped and gravelled for ease of maintenance creating ideal parking for up to four vehicles. An attractive block paved pathway leads to the front door whilst fencing and a low brick wall defines the boundaries. To the rear is an excellent garden superbly landscaped creating an expanse of patio with block hedging set around a shaped lawned area. There is a lovely insulated summer house in one corner ideal for al fresco entertaining with power and light and the garden enjoys a good degree of privacy and has panel fencing to the perimeters.

## GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Worcester Bosch gas central heating boiler located in the loft. The property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of the North East Lincolnshire Council and is Council Tax Band - C. The tenure is Freehold subject to Solicitors verification.

## VIEWING

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



LIVING KITCHEN



BEDROOM ONE



BEDROOM TWO



CLOAKROOM



BEDROOM THREE



FAMILY BATHROOM



OUTSIDE



GARAGE/STORE



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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