

MARTIN MASLIN

5 HILARY ROAD
SCARTHO
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2PN



DON'T MISS THIS GREAT OPPORTUNITY!

A traditional semi detached bungalow enjoying a large rear garden found in this sought after area of Scartho lying just off Southfield Road. Thought to have its origins around the late 1920's the bungalow offers huge potential for a young family or investors seeking to take on their next project and develop into a dream home with no forward chain! Briefly comprising a kitchen in a light oak finish, a spacious central hallway, a generous lounge, two reasonable sized bedrooms and a bathroom. In addition, there is a good sized loft extending to 22'0" in length providing further potential. In the Agents opinion, the main attraction is undoubtedly the large rear garden. A super mature garden lawned with a water feature and various shrubs not forgetting a valuable south westerly facing aspect.

£140,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A rear stable half glazed door gives access directly into the Kitchen.

KITCHEN

3.12m (10'3") x 2.74m (9'0")

Fitted with a range of base and wall mounted units in a light oak finish with complimentary worktops forming the breakfast bar. It has a stainless steel sink with taps and tiled splashback, space for a freestanding cooker, plumbing for a washing machine and room for a fridge freezer. There are two radiators and dual aspect windows allowing natural light.



KITCHEN

HALLWAY

4.60m (15'1") x 2.87m (9'5")

An adaptable 'L' shaped hallway with a radiator, coving to the ceiling, access to the loft space and a uPVC double glazed side window. The loft space measures approximately 22'0" in length by 9'10" to eaves and has power and light and a single glazed side window.



HALLWAY

LOUNGE

4.98m (16'4") x 3.25m (10'8")

A good sized lounge overlooking the rear garden. It has a fireplace with a gas fire, complimentary dado ail, radiator and uPVC double glazed window.



LOUNGE

BEDROOM ONE

3.66m (12'0") to wall x 3.25m (10'8") into bay

A pleasant bedroom with fitted wardrobe and further freestanding units. It has a radiator and a walk-in uPVC double glazed bay window overlooking the front garden.

BEDROOM TWO

3.25m (10'8") x 2.51m (8'3")

A good sized second bedroom with built-in wardrobe unit, radiator and a uPVC double glazed window overlooking the front garden.

BATHROOM

2.06m (6'9") x 1.57m (5'2")

A partly tiled bathroom comprising; W.C, pedestal wash basin with cupboard beneath and a panelled bath. It has an electric shower with rail, a radiator and a uPVC double glazed window to the side.

GARAGE

4.88m (16'0") x 2.16m (7'1")

With power and light and double doors.

OUTSIDE

Externally the property has a small front lawned garden with a low perimeter wall. A concrete driveway provides valuable off road parking for 2-3 vehicles leading in turn to the garage. Extending to 80'0" the rear garden forms the main attraction of the bungalow in the Agents opinion. An excellent west facing garden with lawn, water feature, greenhouse and two large sheds. The gardens are well stocked with plants and shrubs and have fencing to the perimeters ensuring privacy for the present owners.



BEDROOM ONE

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 Ideal Logic Combi 24 boiler located in the loft. The property has the benefit of uPVC framed double glazing with the exception of the kitchen window. The property falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band - B. The tenure is Freehold subject to Solicitors verification.

VIEWING

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

LOCATION AND AMENITIES

Hilary Road is a small cu-de-sac lying just off Southfield Road in this popular area of Scartho. Local shops and amenities are within short walking distance and regular buses serve the general area.



BEDROOM TWO



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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