

# MARTIN MASLIN

'PINK COTTAGE'  
76 WALTHAM ROAD  
SCARTHO  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 2NA



Dating from around 1900, and situated just to the south of Scartho village centre, Pink Cottage is one of the delightful 'Flower Cottages' as they are known locally and this lovely example provides comfortable well presented accommodation which really must be viewed.

Remodelled and extended from the original it comprises; Entrance Lobby, Sitting Room linking in an open plan style to the Dining/Living Room, superb extended Breakfast Kitchen with gloss cream and gloss aubergine units, three Bedrooms (two being linked and equally suitable as a home office or dressing room) and a beautifully fitted Shower Room. The gardens are a delight and include a storage Garage (accessed via the path at the side of the cottage) artificial lawn and paved patios. A home full of charm!

£189,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises;-

## GROUND FLOOR

### ENTRANCE LOBBY

#### SITTING AREA

4.83m (15'10") x 3.35m (11'0")

Linked in an open plan style to the Dining/Living Area and featuring a fire surround with a wooden mantel, a brick hearth and wood burning stove. There is a laminate finish floor and a central heating radiator and curtains can be drawn across to separate the two room areas.



SITTING AREA

#### DINING/LIVING AREA

4.83m (15'10") x 3.35m (11'0")

From where the staircase with capped balustrade leads to the first floor. There is a central heating radiator and the two living areas combined extend to over 22'0" in total.



SITTING AREA

#### BREAKFAST KITCHEN

4.57m (15'0") x 2.39m (7'10")

Superbly equipped with a range of gloss cream and gloss aubergine wall and base cabinets with solid oak worktops incorporating a single drainer white ceramic sink unit. There is a curved glass extractor canopy plus space and provision for freestanding appliances. A useful breakfast bar is positioned above the central heating radiator, a door leads outside and the walls feature superb brick laid tiles. A cupboard houses the Worcester gas boiler.

## FIRST FLOOR

### LANDING

#### BEDROOM ONE

4.27m (14'0") x 2.74m (9'0")

A lovely bedroom at the front of the house with a double wardrobe, a laminate finish floor and central heating radiator. A door links to the:-

#### BEDROOM THREE/DRESSING ROOM/STUDY

2.44m (8'0") x 2.08m (6'10")

A flexible room with potential to be used as a further bedrooms or for a multitude of purposes including conversion to an en-suite Shower Room if required. Central heating radiator.

#### BEDROOM TWO

3.35m (11'0") x 1.93m (6'4")

With a double wardrobe and a central heating radiator.



DINING/LIVING AREA



DINING/LIVING AREA



## SHOWER ROOM

2.59m (8'6") max x 2.44m (8'0") max

'L' shaped and featuring a white suite comprising a semi recessed washbasin, a W.C and a square shower cubicle with a Triton T80 electric twin head shower. The walls are fully tiled and there is a linen cupboard and a central heating radiator.

## OUTSIDE

The cottage occupies rectangular shaped gardens which are hard surfaced at the front to allow the parking of perhaps two vehicles. A limited width path/driveway with double gates leads past the house to the useful storage Garage at the rear which benefits from electric light and power. The rear garden is part laid to artificial grass and part to a paved patio area and there is a wood store.

## 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 kitchen cupboard 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 B. The tenure is Freehold subject to solicitors verification.

## VIEWING

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

## LOCATION AND AMENITIES

Pink Cottage is located on the western side of Waltham Road just a short stroll from the facilities of Scartho 'village' including numerous retailers, hot food takeaways, the Health Centre and Public Houses. the cottages form part of a conservation area due to their historic interest and charm.



DINING/LIVING AREA



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BEDROOM ONE



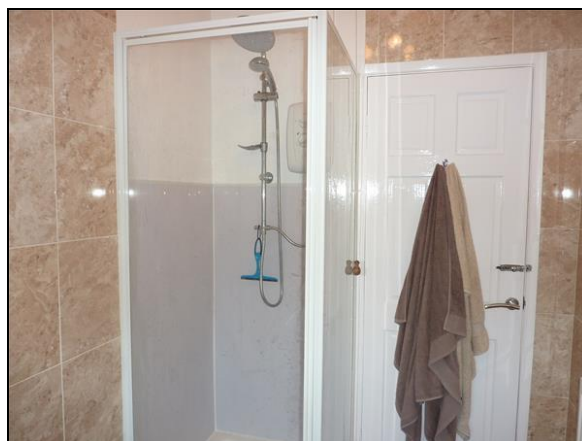
BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



SHOWER ROOM



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.



25047



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  
www.martinmaslinestateagents.co.uk