

MARTIN MASLIN

6 MUMBY CLOSE
NORTH THORESBY
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5RL



Nestling in the corner of this delightful cul-de-sac, a charming detached bungalow set within beautiful gardens enjoying a delightful south-facing aspect onto open fields at the rear. This was the first property to be occupied in the close and it has never been marketed in it's 60 year history. The bungalow offers spacious interiors with large windows allowing natural light to flood through overlooking the serene gardens. Note worthy features include a spacious inviting Hallway with karndean flooring, a delightful front Lounge with glazed double doors opening into the spacious Dining Kitchen forming the heart of the home. It features an Italian style kitchen. Whilst beyond is a lovely Conservatory with French doors opening onto the rear gardens. There are three good sized Bedrooms and a refurbished Bathroom with attractive wall tiling. The bungalow is complimented beautifully by landscaped gardens which have been lovingly nurtured over the years featuring an array of specimen plants and shrubs from all around the globe. A balance of tranquillity and accessibility to enjoy the peace and quiet of suburban living the outskirts of this popular village. OFFERED WITH NO CHAIN. Viewings are highly recommended.

£275,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

FRONT ENTRANCE

A glazed front entrance door leads directly into a spacious 'L' shaped hallway. Featuring a kamdean floor with a pinstripe feature boarder strip. There is a built-in airing cupboard, a radiator and access to the loft space.

LOUNGE

4.80m (15'9") x 3.56m (11'8")

Delightful front lounge featuring a low panoramic triple glazed window overlooking the front garden and driveway. There is a modern electric fire, a radiator and glazed double doors opening into the dining area. The lounge and dining area extends 26'1" in length which is ideal for entertaining.

KITCHEN/DINER

5.79m (19'0") x 3.05m (10'0")

A lovely bright kitchen due to its south-facing aspect featuring a range of modern Italian style light high gloss blue cabinets with complimentary worksurfaces. Including a ceramic sink with mixer taps and built-in Bosch appliances including an eye-level oven, ceramic hob and integrated refrigerator. There is a rear window overlooking the garden and a swing glazed door into the hallway. The kitchen flows through to a dining area providing a pleasant space for entertaining overlooking the conservatory.

CONSERVATORY

3.86m (12'8") x 2.97m (9'9")

A most attractive conservatory built on a brick base with uPVC windows, a sliding door into the garage and further double glazed door onto the garden.

BEDROOM ONE

3.56m (11'8") x 3.35m (11'0")

A lovely dual aspect bedroom with a radiator and built-in wardrobes.

BEDROOM TWO

3.35m (11'0") x 2.59m (8'6")

A pleasant bedroom facing the rear garden with radiator.

BEDROOM THREE

2.62m (8'7") x 2.51m (8'3")

Enjoying a lovely front aspect with a radiator.

BATHROOM

2.06m (6'9") x 1.65m (5'5")

A smart fully tiled bathroom with distinctive border relief featuring a large wall mirror. Comprising close coupled W.C, a floating vanity unit with wash hand basin and cast iron bath with electric shower over. There is a radiator and double glazed window.



FRONT ENTRANCE



FRONT ENTRANCE



LOUNGE



KITCHEN/DINER

OUTSIDE

GARAGE

5.11m (16'9") x 2.77m (9'1")

With power and light, sliding door access into the conservatory and up and over front door.

GARDENS

The bungalow stands within beautiful landscaped gardens featuring an array of specimen plants and shrubs. Approached by a generous block paved driveway providing ample off road parking leading into the garage. The front garden is mainly lawned, well stocked with plants and shrubs and screened by attractive hedging and fencing to the perimeters. In the Agents opinion the rear garden is not only a simple delight to enjoy but lovingly natural over the years featuring an array of specimen plants and shrubs including an Australian Pittosprum and a New Zealand tenuifolium, in addition to a honey greengage and bamboo trees. Lawned gardens sweep around the rear and side of the bungalow which enjoys fabulous views onto open fields at the rear. A true gem not to be missed, viewing is highly recommended.

GENERAL INFORMATION

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 oil fired Myson central heating boiler located in the kitchen. The property has the benefit of uPVC framed double glazing with the added benefit of triple glazing to the front and glazed external doors. It falls within the jurisdiction of the East Lindsey District Council and is in Council Tax Band C. The tenure is Freehold - subject to Solicitors verification.

VIEWING

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



KITCHEN/DINER



CONSERVATORY



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



OUTSIDE



OUTSIDE



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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