

MARTIN MASLIN

76 SHELDON ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3GB



Situated on ever popular Scartho Top this well proportioned mid-link house is particularly special in that it has the benefit of two Bedrooms, both with ensuite facilities. This refreshingly different layout makes it ideal for the right buyer and viewing is highly recommended. Comprising an Entrance Lobby, Cloakroom, lovely Lounge, Dining Kitchen with gloss cream units and quality AEG appliances, Landing and two Bedrooms (one with an ensuite Bathroom and one with an ensuite Shower Room). The property has gas central heating, uPVC double glazing and a security alarm and the rear garden is fully fenced and hard surfaced for ease of maintenance. A passageway at the side of the house allows easy access to the rear gardens. A rare opportunity!

£145,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:-

GROUND FLOOR

ENTRANCE LOBBY

With a central heating radiator.

CLOAKROOM

With a white suite comprising a W.C. and a handbasin. There is a central heating radiator.

LOUNGE

4.88m (16'0") max x 3.12m (10'3")

An excellent size room from where the staircase with spelled balustrade leads to the first floor. There is a central heating radiator and a useful understairs storage cupboard.

DINING KITCHEN

4.32m (14'2") x 2.44m (8'0")

Extending across the full width of the house and equipped with a range of gloss cream wall and base cabinets with butchers block style worksurfaces incorporating a single drainer stainless steel 1.5 bowl sink unit. Built-in appliances comprise an AEG electric oven, an AEG microwave oven, a 4 ring gas hob with extractor above and a fridge freezer. Glazed double doors open to the rear garde and there is a central heating radiator and a concealed Ideal Logic Heat 12 gas boiler.

FIRST FLOOR

LANDING

With a central heating radiator.

BEDROOM ONE

4.34m (14'3") x 2.69m (8'10")

A lovely double bedroom at the front of the house with a central heating radiator and a door opening to the ensuite Bathroom.

ENSUITE BATHROOM

1.90m (6'3") x 1.78m (5'10")

Part tiled with a white suite comprising a panel bath with a chrome mixer shower above, a semi pedestal washbasin and a W.C. There is a heated towel warmer and a clear shower screen to the bath side.

BEDROOM TWO

3.35m (11'0") x 3.15m (10'4")

With a central heating radiator, a cupboard housing the hot water cylinder and a door opening to the ensuite Shower Room.

ENSUITE SHOWER ROOM

2.44m (8'0") x 1.09m (3'7")

With a white suite comprising a W.C, a semi pedestal washbasin and a shower enclosure with bi-fold doors and a chrome mixer shower. The shower features black tiling and there is a heated towel warmer.



LOUNGE



LOUNGE



DINING KITCHEN



DINING KITCHEN

OUTSIDE

To the front of the house there are two side-by-side vehicle parking spaces and a well stocked shrub bed. The rear garden is enclosed by fencing and is hard-surfaced for flexibility of use and ease of maintenance. A passageway leads from the front of the house to the rear.

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 Logic Heat 12 gas boiler in the Dining Kitchen and the property has the benefit of uPVC framed double glazing and a security alarm. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band B. The tenure is Freehold - subject to solicitors verification. Situated in the area of Scartho Top, this property has the maintenance charge of Greenbelt.

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

Sheldon Road forms part of the Scartho Top development and is located within easy reach of the Aldi supermarket and the Diana Princess of Wales Hospital. All the facilities of the delightful village of Scartho are only a few minutes away.



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



ENSUITE BATHROOM



BEDROOM TWO



BEDROOM TWO



ENSUITE SHOWER ROOM



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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