

MARTIN MASLIN

29 PELHAM AVENUE
SCARTH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3NJ



A CLASSIC 1920'S DETACHED BUNGALOW OFFERING SPACIOUS
ACCOMMODATION WITH POTENTIAL SET WITHIN MAGNIFICENT
ESTABLISHED GARDENS

£330,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Set within beautiful gardens on the corner of Pelham Avenue and Fauconberg Avenue this elegant detached bungalow dates from the 1920s and offers spacious, extended accommodation full of potential. It has the benefit of gas central heating and uPVC framed double glazing and already enjoys an element of open plan layout which is so popular these days.

Principal features of the accommodation include the welcoming Entrance Lobby/Sun Room, the sizeable central Reception Hall which links several rooms, the classic front Sitting/Dining Room which is large enough for dining and relaxing and the linked Sitting Area and Kitchen which is undoubtedly a great everyday living space. The Kitchen is equipped with a range of oak units and appliances and a door leads outside. An extra bedroom was added at the rear of the bungalow many years ago making four in total although these rooms provide great flexibility for alternative uses or for the possible creation of ensuite facilities to one of the bedrooms. The Bathroom is particularly large and equipped with a full suite including a shower cubicle, bath and bidet. A useful Cloakroom leading off the Reception Hall is a handy extra facility too.

The bedroom "wing" of the property creates a separation between daytime and nighttime space which many bungalow owners appreciate. There is undoubted scope for modernisation and updating allowing a purchaser to achieve the home of their dreams.

The gardens are wonderful being mature and with the backdrop of substantial trees to both the front and the rear. There are established lawns, shrubs and trees plus a Garage, a greenhouse, a timber workshop/store and a lovely paved patio terrace for the best of the afternoon and evening sunshine.

The numerous facilities of the village of Scartho are within reasonable walking distance including retailers, small supermarkets, the Health Centre, Public House etc.

All in all this is a rather special opportunity to acquire one of Pelham Avenue's "original" quality bungalows and the chance should not be missed.



Accommodation

The accommodation comprises:-

ENTRANCE LOBBY/SUN ROOM

A uPVC double glazed entrance area at the front of the bungalow with space to sit and relax if required.

RECEPTION HALL

4.17m (13'8") x 3.35m (11'0")

A central reception area giving access to several rooms and with a central heating radiator, wall light points and an archway linking to the Sitting Area.

CLOAKROOM

Leading off the Reception Hall and with a W.C. and a small handbasin.

SITTING/DINING ROOM

5.61m (18'5") max x 4.57m (15'0")

A lovely room at the front of the bungalow featuring a wide mahogany fireplace with an enclosed living flame gas fire and a side plinth for a TV. A recessed area to the side of the room is perfect for a dining table and there are two central heating radiators.

SITTING AREA

3.86m (12'8") x 3.05m (10'0")

Linked in an open plan style to the Kitchen and with a wall light, a window seat and a central heating radiator.

KITCHEN

3.58m (11'9") x 3.05m (10'0")

Linked to the Sitting Area through an archway and equipped with a range of oak finish wall and base cabinets with speckled worktops incorporating a single drainer stainless steel sink unit. Built-in appliances comprise a stainless steel double oven and a Neff 4 ring gas hob and there is a wall mounted Ideal gas boiler. The floor is tiled and a door opens to the driveway side of the bungalow.

BATHROOM

3.35m (11'0") x 2.79m (9'2")

An excellent size bathroom featuring an avocado green suite comprising a panel bath, a pedestal washbasin, a W.C, a bidet and a square shower cubicle with a Mira Sport electric shower. The floor is tiled and the walls are part tiled and there is a central heating radiator and a useful toiletry cupboard.

INNER HALL

Leading off the Reception Hall.

BEDROOM ONE

4.06m (13'4") x 3.66m (12'0")

A well proportioned bedroom with a whisper blue pedestal washbasin and a central heating radiator.



ENTRANCE LOBBY/SUN ROOM



RECEPTION HALL



RECEPTION HALL



SITTING/DINING ROOM

BEDROOM TWO

3.78m (12'5") x 3.78m (12'5")

At the rear of the bungalow and with a central heating radiator.

BEDROOM THREE

3.00m (9'10") x 2.74m (9'0")

With a central heating radiator.

BEDROOM FOUR

3.20m (10'6") x 2.44m (8'0")

With a central heating radiator.

GARAGE

A sectional concrete single garage with double doors to the front and an adjacent store.

OUTSIDE

The bungalow occupies lovely mature gardens which are mainly laid to lawn to the front and rear and include a diverse variety of established shrubs and plants. A long driveway to the side provides plenty of space for numerous vehicles and behind the garage there is a timber workshop with adjoining cage/kennel and a greenhouse. Substantial cupressus hedging screens this area from the main rear garden and there is a raised terrace/patio ideal for enjoying the afternoon sunshine.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Ideal gas boiler located in the kitchen and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and the property is in Council Tax Band E. The tenure is Freehold subject to Solicitors verification.

VIEWING

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



SITTING/DINING ROOM



SITTING/DINING ROOM



SITTING AREA



SITTING AREA



KITCHEN



KITCHEN



BATHROOM



BATHROOM



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



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.

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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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