

MARTIN MASLIN

24 ST JAMES COURT
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 4SX



Welcome to this delightful semi-detached Bungalow recently reduced for quick sale. The property occupies a large corner plot within this pleasant block paved Cul-de-sac lying just off College Street. The property is offered for sale with immediate vacant possession benefiting from a gas central heating system and uPVC double glazing. The accommodation has been updated over the years to include new radiators with thermostatic valves and a modern Shower Room. The main accommodation includes a spacious Entrance Hall serving a generous front Lounge, good sized Kitchen, medium oak fronted cabinets and Dining area and separate Utility Room. There are two good sized bedrooms and a modern fully tiled shower room. Outside is a spacious plot with detached brick Garage and plenty of parking. Viewing highly recommended.

Offers around
£175,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A uPVC double glazed front entrance door gives direct access into the Hallway.

HALLWAY

A spacious Hallway with a radiator and access to the loft space with a pull down ladder. All rooms lead directly as follows.

LOUNGE

5.11m (16'9") x 3.66m (12'0")

A rather generous sized Lounge featuring a stone fireplace with polished mantle and electric fire. It has coving to the ceiling, a radiator and a uPVC double glazed bow front window.

KITCHEN

4.32m (14'2") x 3.07m (10'1")

An excellent sized Kitchen with a range of oak fronted base and wall mounted units, complimentary worksurfaces incorporate a stainless steel sink with taps, and tiled splashback. There is space for a slot in cooker with an overhead extractor fan and room for undercounter appliances. The Kitchen has a ceramic tiled floor providing space for a small table and chairs and has dual aspect windows allowing natural light. There is a radiator and a useful built in storage cupboard, an open door archway leads through to the Utility Room.

UTILITY ROOM

1.85m (6'1") x 1.75m (5'9")

A valuable Utility with a built in storage cupboard and work surface. It has plumbing for a washing machine and vent for tumble dryer, a wall mounted gas central heating boiler and a uPVC double glazed rear door to the garden.

PRINCIPAL BEDROOM

3.76m (12'4") x 3.35m (11'0") to wardrobe

A good sized double Bedroom with fitted wardrobes, overhead storage and built in dressing table. It has matching bed side tables, coving to the ceiling and a complimentary dado rail. There is a radiator and a uPVC double glazed front window.

BEDROOM TWO

3.66m (12'0") x 2.84m (9'4")

Another excellent double Bedroom with full height built in wardrobes and drawers beneath, a radiator and a uPVC double glazed rear window.

SHOWER ROOM

2.24m (7'4") x 2.13m (7'0") maximum

A smart fully tiled Shower Room featuring a designer walk in double shower with thermostatic and Roman sliding door. Comprising; close coupled w.c, vanity unit with lever taps and a chrome heated towel rail. It has a further built in useful airing cupboard with shelves. The floor is tiled and there is a uPVC double glazed side window.



HALLWAY



LOUNGE



KITCHEN



KITCHEN

DETACHED BRICK GARAGE

5.08m (16'8") x 2.74m (9'0")

With power and light and an up and over door.

OUTSIDE

The bungalow enjoys a large corner plot laid to lawn with a generous tarmac driveway providing valuable off road parking and a detached brick Garage. The rear garden enjoys a valuable south facing aspect, mainly lawned with a small patio and timber shed. There is a side brick and coping stone wall with gate whilst fencing ensure privacy for the present owner.

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 plus combination central heating boiler located in the Utility Room. The property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of the North East Lincolnshire Council and is Council Tax Band B. The tenure is Freehold subject to Solicitors verification.

VIEWINGS

Strictly via appointment through the Agents on Grimsby 311000, a video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



UTILITY ROOM



PRINCIPAL BEDROOM



PRINCIPAL BEDROOM



BEDROOM TWO



BEDROOM TWO



SHOWER ROOM



DETACHED BRICK GARAGE



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.



25150



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