

MARTIN MASLIN

3 CHURCH LANE
TETNEY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5JX



As Agents we are delighted to offer for sale for this bay fronted bungalow situated towards the end of Church Lane enjoying a good size rear garden overlooking fields. The property is in need of some modernisation and updating, providing the perfect blank canvas for a young family to redesign and create their own dream home. Offering spacious and flexible accommodation benefitting from electric night storage heaters and uPVC double glazing.

The property briefly comprises a large Entrance Hallway, a generous Lounge with log burning stove, a separate Dining Room with French doors/occasional third Bedroom and a large 'L' shaped Kitchen. There are two further additional Bedrooms and a fully tiled modern Shower Room. Found in this desirable part of the village, the property is approached via a wide set paved driveway, leading in turn to an attached Garage. A side gate leads in to a lovely size mature rear garden with patios and a shaped lawn with fruit trees enjoying a wonderful view onto the large paddock at the rear. Viewing is highly recommended.

Offers invited around

£165,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

7.49m (24'7") x 1.27m (4'2")

A uPVC double glazed front door leads directly into the Hallway. With 2 electric night storage heaters and a useful storage cupboard.

LOUNGE

5.49m (18'0") in to bay x 3.07m (10'1")

A pleasant dual aspect room featuring a modern log burning stove. There is an electric wall heater, a double glazed side window and deep uPVC bay window.

KITCHEN

4.32m (14'2") x 3.61m (11'10")

An 'L' shaped room with a range of base and wall mounted units, complimentary work surfaces incorporate a stainless steel sink with taps. It has a ceramic hob, double oven and grill, plumbing for the automatic washing machine and space for a Dining Area. Double glazed uPVC windows overlooks the rear garden whilst a further double glazed side door provides access onto the garden.

SITTING ROOM/BEDROOM THREE

3.48m (11'5") x 3.05m (10'0")

A pleasant Sitting Room overlooking the rear garden with double glazed French doors on to the garden.

BEDROOM ONE

3.66m (12'0") x 3.28m (10'9")

A double Bedroom with a uPVC double glazed front window.

BEDROOM TWO

3.35m (11'0") x 2.74m (9'0")

With a double glazed side window.

SHOWER ROOM

3.05m (10'0") x 1.96m (6'5")

An updated Shower Room, with a fully tiled with modern white suite comprising back to wall push button w.c, vanity unit with wash handbasin and mixer taps and quadrant shaped shower cubicle with aqua lisa thermostatic shower. It has a chrome heated towel rail, and an airing cupboard housing a hot water cylinder. There is access to the loft space. A Further double glazed window overlooks the side elevation.

ATTACHED GARAGE

4.65m (15'3") x 2.44m (8'0")

Up and over door, power and light and courtesy rear door.



ENTRANCE



LOUNGE



KITCHEN



KITCHEN

OUTSIDE

The property enjoys a generous paved driveway, leading in turn to the garage. The front garden enjoys a mature setting whilst trees provide extra privacy. A side gate leads in turn to a wonderful rear garden overlooking a private paddock. The gardens have been landscaped with patios and sweeping pathways, hedged borders and an interesting shaped lawn. There is a large timber shed and a low boundary fence providing views onto a delightful private paddock.

GENERAL INFORMATION

Water, electricity and drainage are connected. Broadband speeds and availability can be accessed via the Ofcoms checker website. Heating comprises of electric night storage heaters. The property has the benefit of uPVC framed double glazing. 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.

VIEWINGS

Strictly by appointment through the agents on Grimsby 311000.

FURTHER INFORMATION

A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



KITCHEN



SITTING ROOM/BEDROOM THREE



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



OUTSIDE



OUTSIDE



OUTSIDE



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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