

MARTIN MASLIN

11 WOODROW PARK
SCARTH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2EF



AN IMPRESSIVE DETACHED BUNGALOW FOUND IN THE HEART OF SCARTH, SET WITHIN ITS OWN PRIVATE WOODED GROUNDS IN THIS SOUGHT AFTER CUL DE SAC POSITION. SPACIOUS AND FLEXIBLE ACCOMMODATION, INCLUDING A LARGE HALLWAY, FOUR RECEPTION ROOMS, REFURBISHED KITCHEN AND BATHROOM, MASTER WITH ENSUITE SHOWER ROOM AND POSSIBLE OPTION FOR LIVE IN CARER. GENEROUS DRIVEWAY WITH DOUBLE BRICK GARAGE AND LARGE CAR PORT, PRIVATE GARDENS. NO CHAIN.

£365,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

Situated in one of Scarthos most favoured locations, close to St Giles Church, and within walking distance of the local village a spacious detached bungalow, set within its own private wooded grounds, standing on a large plot. This superb detached bungalow offers impressive accommodation throughout with a versatile living. The property is well presented decorated in neutral colours with quality carpets and has been recently updated over the years to include a refurbished Kitchen and modern Shower Room. The flexible layout is ideal for the growing family, including those requiring a possible option of a live in carer with the additional Sitting Room adjacent to the Principal Bedroom and ensuite facility. A most cherished detached bungalow, now offered for sale with immediate vacant possession and No Chain.

On entering one is greeted by an enclosed Porch leading directly into a welcoming Hallway with built in Cloaks cupboard. A spacious main Lounge, enjoys dual aspect views onto the gardens, whilst a central Dining Room is perfect for family meals and entertaining. The Victorian style Conservatory is a light filled retreat overlooking the gardens. Whilst the Breakfast Kitchen has been recently refurbished,

displaying a range of cream shaker style cabinets with complimentary worktops and underlighting, separate Breakfast table and host of integrated appliances. Further accommodation includes three good sized Bedrooms, including the Principal Bedroom suite with its own private Lounge and Ensuite offering flexible use, such as live in carer accommodation. There is a modern Family Bathroom, tastefully updated, complete with double ended panel bath, smart vanity unit, shower cubicle and a separate toilet for added convenience.

Outside the bungalow occupies a broad frontage approached via a generous concrete driveway leading to a large carport and double attached Garage with electric roller front door. The gardens sweep around the bungalow on three sides, with a delightful patio in one corner, shaped lawn and a mature rear garden enjoying a valuable westly facing aspect. The gardens are hedged and fenced to the perimeters ensuring privacy for the present owners. The bungalow is more than just an impressive home its a lifestyle opportunity with its flexible accommodation, stunning gardens and prime Scartho location. This property must be viewed to be fully appreciated.



Accommodation

ENTRANCE

A uPVC double glazed front door leads directly into an enclosed Entrance Porch with Cloaks area. A further glazed door opens into the Reception Hall.

RECEPTION HALL

7.14m (23'5") x 2.62m (8'7")

A lovely 'L' shaped inviting Hallway recently decorated with wall niche, radiator and useful built in Cloaks cupboard.

SITTING ROOM

6.27m (20'7") x 3.66m (12'0")

A lovely sized room enjoying dual aspect views onto the front and side gardens. Featuring a central fire surround with electric fire, two radiators and a lovely deep bow window overlooking the front gardens. A glazed panel inner door leads through into the Dining room.

DINING ROOM

3.07m (10'1") x 3.05m (10'0")

Forming a central Dining Room with coving to the ceiling, radiator and uPVC double glazed front windows. Sliding patio doors open into the conservatory.

CONSERVATORY

3.91m (12'10") x 3.40m (11'2")

A Victorian style Conservatory built on a brick base with remote control ceiling fan light, uPVC windows with decorative leaded lights and further uPVC double glazed doors giving views and access onto the rear garden.

KITCHEN

4.90m (16'1") x 3.05m (10'0")

A good sized Breakfast Kitchen refurbished in the last few years, featuring a range of cream shaker style cabinets with complimentary laminate speckled worksurfaces. Incorporating a designer one and a half bowl sink with brush chrome mixer taps, tiled splashback and underlighting to the units. A host of integrated appliances include an Indesit five ring wok style gas hob with stainless steel back plate, an overhead extractor fan, a Neff hide and slide eye level oven, with a modern combination microwave. There is a split level integrated fridge and freezer, integrated dishwasher and plenty of storage space. The Kitchen has a smart grey ceramic tiled floor flowing through into the breakfast area, featuring a large breakfast bar ideal for entertaining friends and family, and a further matching range of overhead storage with illuminated glass displays. The Kitchen is attractively tiled with a radiator, recess ceiling spotlights, two uPVC double glazed rear windows and a central double glazed door onto the garden.

HALLWAY

Leading off the Hallway, accommodation is as follows:



RECEPTION HALL



SITTING ROOM



SITTING ROOM



DINING ROOM

BEDROOM TWO

3.84m(12'7")to wardrobes x3.48m(11'5") into recess

A large double Bedroom fitted with wardrobes, forming a double bed recess with overhead storage. It has a radiator and uPVC double glazed front window.

BEDROOM THREE

3.51m (11'6") x 2.84m (9'4")

A good sized third Bedroom with built in storage cupboard, radiator and uPVC double glazed front window.

PRINCIPAL BATHROOM

2.69m (8'10") x 1.65m (5'5")

A superb refurbished Bathroom, fully tiled with quality sanitary wear. Featuring a large double ended panel bath with mixer tap, vanity unit with low profile off set wash handbasin, mixer taps and mirrored vanity unit with recess lighting. It has a large quadrant style shower cubicle with Aqualisa quartz shower in a smart chrome finish. There is a tall chrome heated towel rail, panelled ceiling with recess lighting and a uPVC double glazed window.

SEPERATE WC

Modern fully tiled walls to match the Bathroom. Fitted with a two piece white suite comprising close coupled w.c., small half moon shaped wash handbasin with pillar taps, panel ceiling and recess lighting. It has a double glazed uPVC rear window.

SITTING ROOM/STUDY

3.48m (11'5") x 3.35m (11'0")

A pleasant room overlooking the rear garden. Ideal for a live in carer as a possible option with its close proximity, adjacent to the main Bedroom.

PRINCIPAL BEDROOM

3.71m (12'2") plus bay x 2.97m (9'9")

An excellent sized double Bedroom with its own private ensuite Shower Room. Enjoying dual aspect views onto the gardens, with access to the Sitting Room, a radiator and further courtesy door to the Garage.

ENSUITE SHOWER ROOM

Fully tiled with white suite, comprising close coupled w.c., pedestal wash handbasin and walk in shower with electric unit and Roman sliding door. There is a chrome heated towel rail and a wall mounted extractor fan.

DOUBLE BRICK GARAGE

5.38m (17'8") x 4.88m (16'0")

With electric roller front door, power and light, glazed side window and courtesy door to the garden. There is access to a large loft space above the garage, with a pull down ladder providing additional storage space.



CONSERVATORY



KITCHEN



KITCHEN



BEDROOM TWO

OUTSIDE

The bungalow is located in a quiet cul de sac, tucked away in one corner forming part of Woodrow Park. Enjoying its own wide frontage, accessed via a generous concrete driveway, leading in turn to a large car port and double Garage. The gardens surround the Bungalow on three sides where there is a deep front shaped lawn set behind a brick and coping stone boundary. The property is set within its own private wooded site with an abundance of plants and shrubs, adding to the privacy. A side gate leads through to the rear garden where there is a delightful corner paved patio, with a shaped lawn and further paved garden. The boundaries are screened by mature hedging ensuring 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 gas central heating boiler located in the loft above the Garage. The property has the benefit from uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band D. 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 our Martin Maslin website.



PRINCIPAL BATHROOM



PRINCIPAL BATHROOM



SITTING ROOM/STUDY



PRINCIPAL BEDROOM



PRINCIPAL BEDROOM



ENSUITE SHOWER ROOM



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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