

MARTIN MASLIN

14 LEDBURY DRIVE
NEW WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4YS



Found tucked away in the far corner of this sought after Cul-de-sac forming part of The Trafalgar Park development, a rare opportunity to acquire this spacious Detached Bungalow set within its own private position. The property offers a lovely Conservatory linking the Dining Room / occasional third Bedroom. Further accommodation includes a large welcoming Hallway for guests, a quality oak fronted Kitchen with low level breakfast table and built in appliances. There are two good size Bedrooms each fitted with built in furniture, including the Principle Bedroom extending to 13'10" with matching dressing table and an extensive range of wardrobes whilst a refurbished Shower Room featuring an oversize shower and high gloss cabinets complete the interior. The Gardens form one of the main attractions with its deep Front Garden sweeping around the side and rear of the Bungalow. The Rear Garden features a block paved patio and lawn, whilst the Garage is approached via a large driveway. Viewing highly recommended.

EPC Rating - D

£239,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE HALL

4.72m (15'6") x 1.22m (4'0")

A spacious and inviting Hallway with built in storage cupboard, coving to the ceiling, radiator and access to the Loft.

LOUNGE

5.44m (17'10") x 3.63m (11'11")

A generous Lounge facing the Front Garden. It has an attractive fireplace with gas fire, coving, and a radiator.

DINING ROOM / BEDROOM THREE

3.81m (12'6") x 3.63m (11'11")

A versatile room which could be used as an occasional Bedroom, with coving and a radiator. A double glazed patio door opens into the Conservatory.

CONSERVATORY

3.40m (11'2") x 3.23m (10'7")

A lovely Conservatory over looking the Rear Garden built on a brick base with fashionable laminate floor. It has double glazed uPVC windows and French style double glazed uPVC doors opening onto the Rear Patio.

KITCHEN

3.58m (11'9") x 3.23m (10'7")

Fitted with a range of oak fronted base and wall mounted units, some with glass display. Complementary worktops incorporate a low level breakfast bar and a stainless steel 1 1/2 bowl sink with mixer taps. With matching upstands. Built appliances include: Hotpoint ceramic hob with matching oven and grill beneath, pull out cooker hood with an extractor fan and integrated fridge. There is plumbing for an automatic washing machine and a concealed gas boiler. The Kitchen has a radiator, and a double glazed uPVC window and further double glazed door onto the Rear Garden.

BEDROOM ONE

4.22m (13'10") x 3.30m (10'10")

A large Bedroom beautifully fitted with built in bespoke furniture featuring Double Bed recess with over head storage, wardrobes and a matching dressing table with draws. It has a radiator and double glazed uPVC window to the front.

BEDROOM TWO

2.64m (8'8") INTO RECESS x 2.54m (8'4")

A well designed Room with built in wardrobes and over head storage. It has a radiator and a double glazed uPVC window to the side.

SHOWER ROOM

2.62m (8'7") x 2.16m (7'1")

A modern refurbished Shower Room, superbly presented with built high gloss white furniture and mermaid board wall panelling. Comp W.c, Pedestal Wash handbasin and an oversize shower cubicle with electric fitted shower. It has a panel ceiling, chrome heated towel rail and double glazed uPVC window.



ENTRANCE HALL



DINING ROOM / BEDROOM THREE



CONSERVATORY



KITCHEN

GARAGE

5.82m (19'1") x 3.10m (10'2")

A good sized Brick Garage with P+L and up and over door is approached via a long bock paved driveway.

GROUNDS

The Bungalow is tucked away in one corner of this Cul-de-sac set within its own private plot enjoying a pleasant front aspect. Lawned Gardens sweep around the side and rear of the property where there is a good size patio over looking the conservatory.

GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcom's official website. Central heating comprises radiators detailed above connected to the Glow Worm flexi.com 24C boiler located in the Kitchen cupboard. The property has the benefit of uPVC double glazing. It falls within the jurisdiction of the North East Lincolnshire Council and i in council tax band C. The tenure is freehold subject to solicitors verification.

VIEWINGS

Viewing is strictly by appointment through the agents on Grimsby 311000 a video walk through tour with commentary can be seen on Rightmove and the Martin Maslin website.



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



GARAGE



GROUNDS



GROUNDS



GROUNDS

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.



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