

MARTIN MASLIN

**1 KINGS PARK ROAD
SCARTHO TOP
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2DR**



A remarkable Bungalow offering a perfect blend of luxury, comfort and contemporary style of living. Set within beautiful landscaped and entertaining Gardens, including a superb open plan Living area with bifold doors, modern Kitchen, two Bedrooms, Hallway, luxury Shower Room, outdoors Hobbies Room / Office and Garage store. An exceptional lifestyle opportunity.

**Offers around
£325,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

Martin Maslin Estate Agents are delighted to present this fabulous former showhome on Kings Park Road.

An exceptional detached Bungalow found at the Entrance of this select development overlooking a small copse. This stunning Bungalow combines a contemporary style luxurious finish with and meticulous attention to detail, a true showcase of elegant modern living. Every aspect of this home reflects high specification of craftsmanship with a range of premium upgrades throughout, including solid oak doors, galaxy starr granite worktops, Karndean designer flooring and a luxury Shower Room. In addition the amazing landscaped rear gardens are a true extension of the homes living and viewing is highly recommended to appreciate all on offer.

On entering one is greeted through a Scandinavian style open Porch with LED lighting into the welcoming Hallway. The heart of this home is a superb open plan Living area designed for both comfort and entertaining, whilst a set of bifold doors open onto the landscaped Rear Garden. The modern Kitchen boasts quality appliances, displaying a range of modern light grey shaker style cabinets with galaxy star granite worktops. In addition there is a separate Utility Room added for convenience. There are two elegant

Bedrooms, the Principle featuring a range of modern style sliding wardrobes in a smoked glass finish with windows overlooking the Garden, whilst the second Bedroom offers a lovely relaxing bay fronted room with built in wardrobe. The fabulous modern Shower Room offers luxury and functionality, fully tiled with a walk in designer shower, floating vanity wash handbasin and toilet.

The property is set within its own delightful plot close to the entrance of this exclusive Kings Park development. The front Gardens are open plan laid to lawn with a wide block paving and pathways leading to the Garage. In the agents opinion the property offers Outdoor Living at its best. Stepping outside to discover this amazing landscaped rear garden which is designed as a true extension of the homes living space. Featuring a charming gazebo with hot tub (available by separate negotiation) exterior lighting creates a ambience by night whilst a patio and shaped lawns provide relaxation and leisure. There is a stylish Garden Room also available by separate negotiation. In one corner is a further decked area with a glass fusion balustrade set on a composite base perfect for entertaining, whilst the remaining gardens are well screened by fencing to the perimeters ensuring privacy for the present owners.



Accommodation

PORCH

A Scandinavian style flared open Porch with LED lighting.

HALLWAY

3.28m (10'9") x 2.06m (6'9")

A lovely inviting Hallway featuring a modern designer Karndean floor tastefully decorated with a panelled uPVC front door and matching opaque glass front screen. It has a useful storage cupboard and there is access to the loft space.

LIVING KITCHEN

7.37m (24'2") x 4.22m (13'10")

A beautifully designed Living Dining Kitchen with an open plan feel offering versatile living spaces for both relaxation and entertaining. The room is tastefully decorated in pastel colours featuring a Karndean designer floor and it has bifold uPVC double glazed doors giving views and access onto the spectacular rear landscaped Garden.

KITCHEN AREA

The Kitchen is fitted with a striking range of light grey shaker style cabinets in a wood grain finish with chrome handles. Complimentary galaxy star granite worktops incorporate a one and a half bowl sink with mixer taps and matching upstands. Built in appliances include a Bosch induction hob with overhead matching extractor fan and light, single oven and grill, integrated split fridge and freezer and a built in dishwasher. The Kitchen has underlighting to the units with recess ceiling spotlights. There is plenty of storage with a uPVC double glazed front window allowing natural light.

UTILITY ROOM

1.52m (5'0") x 1.60m (5'3")

With a matching range of striking shaker style light grey cabinets and overhead glass displays. Featuring a complementary galaxy star granite work top with stainless steel sink, mixer taps and matching upstands. It has a cupboard for the boiler, Karndean floor and a uPVC double glazed front window.

PRINCIPLE BEDROOM ONE

4.01m (13'2") x 2.64m (8'8")

A lovely Main Bedroom with built in designer smoke glass sliding modern wardrobes an accent adorned wall and two uPVC double glazed windows overlooking the Rear Garden.

BEDROOM TWO

3.10m (10'2") x 2.90m (9'6")

Another lovely Bedroom with a feature double glazed bay window. It has an accent adorned wall and a built in deep wardrobe with sliding mirrored doors.



HALLWAY



HALLWAY



LIVING KITCHEN



LIVING KITCHEN

SHOWER ROOM

3.20m (10'6") x 1.68m (5'6")

A spacious fully tiled luxury Shower Room with a large double designer walk in shower with fitted glass screen and thermostatic bar shower unit. There is a floating vanity sink unit with draws beneath, separate w.c and a chrome heated towel rail. It has a Karndean designer floor with recess ceiling spotlights and a uPVC double glazed rear window.

HOBBIES / OFFICE

2.57m (8'5") x 2.29m (7'6")

A very useful room adjoining the Garage, insulated with power light providing an additional work from home storage room, with its own double glazed entrance door to the Garden.

FRONT GARDEN

The property occupies a delightful position overlooking a small copse close to the entrance of this modern development. The Front Gardens are open plan and neatly laid to the lawn with a blocked paved driveway and wide pathway to the front door.

REAR GARDEN

In the agents opinion, the Rear Garden forms one of the main attractions. Discover this amazing landscaped Rear Garden designed as a true extension of the homes living space, featuring a charming gazebo with hot tub, exterior lighting creating ambiance, decking, patio and shaped lawns for relaxation and leisure. The gardens are well screened by panel fencing ensuring privacy for the present owners.

GARDEN ROOM

There is a stylish Garden Room panelled and insulated (available by separate negotiation.)

GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected, a broadband speeds and availability can be accessed via the Ofcoms official website. The property benefits from underfloor heating, connected to the gas central heating boiler. The property has a benefit of a uPVC frame double glazing in a smart agate grey finish. Falls within the jurisdiction of the North East Lincolnshire Council and is in council tax band C. The tenure is freehold subject to solicitors verification.

VIEWING

Viewing is strictly via appoint through the agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



KITCHEN AREA



UTILITY ROOM



PRINCIPLE BEDROOM ONE



BEDROOM TWO



BEDROOM TWO





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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