

MARTIN MASLIN

8 POPLAR ROAD
HEALING
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7RD



Found in this sought after part of the village lying just off Station Road, a much loved semi detached dormer bungalow. Standing on a good size plot enjoying a large mature rear garden. Refurbished over the last few years through some select updating including a smart Kitchen and Shower Room, replacement boiler and some new doors. The bungalow offers flexible accommodation with No Chain, three/four Bedrooms, two on the ground floor and a further two Bedrooms to the first floor. The main accommodation features a welcoming Hallway with staircase to the first floor, a pleasant front Lounge, a good size separate Dining Room. Modern Shower Room and a ground floor bedroom. Whilst upstairs you will find two further bedrooms. Outside this home sits proudly on a rectangular plot set back from the road approached by a generous paved driveway leading to a single Garage. In the agents opinion the large rear garden adds the property mature kerb appeal perfect for the avid gardener.

£185,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A smart new composite side entrance door gives direct access into the Hallway.

HALLWAY

4.50m (14'9") x 3.35m (11'0")

A welcoming L shaped Hallway where the panelled staircase leads to the first floor landing. It has a double glazed side window and radiator.

LOUNGE

4.50m (14'9") x 3.35m (11'0")

A pleasant room featuring a traditional fire surround with conglomerate marble inlay. There is coving to the ceiling, a radiator and uPVC double glazed bow front window.

DINING ROOM

4.17m (13'8") x 3.05m (10'0")

A generous Dining Room overlooking the rear garden. Ideal as an occasional fourth bedroom if required. Well presented with coving to the ceiling, radiator, and a uPVC double glazed rear window.

KITCHEN

3.35m (11'0") x 3.25m (10'8")

A good sized Kitchen fitted with a range of shaker style cabinets in a soft cream finish. Complementary work surfaces incorporate a one and a half bowl stainless steel sink with mixer taps and tiled splashback. The Kitchen is fitted with extra wall cupboards for storage and has a built in airing cupboard housing a hot water tank. There is space for a dining table and chairs with a radiator, a wall mounted gas central heating boiler and dual aspect uPVC windows. A further glazed door opens into the Garden Room.

GARDEN ROOM

3.81m (12'6") x 1.90m (6'3")

A good sized room extended by the owners to provide views onto the rear garden, with single glazed windows and a part glazed wooden door onto the driveway.

BEDROOM ONE GROUND FLOOR

3.89m (12'9") x 3.05m (10'0")

The Bedroom is fitted with a built-in double wardrobe with mirrored fronts, radiator and a uPVC double glazed bay front window.

SHOWER ROOM

1.98m (6'6") x 1.88m (6'2")

A modern Shower Room with white suite comprising close couple W.C, pedestal wash handbasin and walk-in shower with an Aqualisa unit and sliding door in a smart chrome finish. The walls are part-tiled, with a radiator and a uPVC double glazed side window.

FIRST FLOOR LANDING



HALLWAY



LOUNGE



DINING ROOM



KITCHEN

BEDROOM TWO

4.65m (15'3") x 2.36m (7'9")

An interesting shaped Bedroom with a radiator, built-in loft storage space and a uPVC double glazed window overlooking rear garden.

BEDROOM THREE

3.05m (10'0") x 2.97m (9'9")

With a radiator, access to the loft space and a uPVC double glazed front window.

GARAGE

4.95m (16'3") x 2.46m (8'1")

With double doors to the front.

OUTSIDE

The property stands on a good sized plot, enjoying a deep front garden set behind a brick wall boundary, it has flower borders with fencing to the side and a long paved driveway leading down to the Garage. In the agent's opinion the rear garden forms one of the main attractions. Featuring a good sized rear garden, well stocked with a variety of plants and shrubs and a mature tree. There is a raised bed, a greenhouse and a hedgerow along one side.

GENERAL INFORMATION

Mains gas, water, electricity, and drainage are connected, and broadband speed and availability can be accessed by the Ofcoms checker website. Central heating comprises of radiators as detailed above connected to the Worcester Green Star Boiler located in the Kitchen. The property has the benefit of uPVC double glazing and falls within the jurisdiction of the North East Lincolnshire Council. The Council Tax Band is B. The tenure is Freehold subject to Solicitors verification.

VIEWINGS

Strictly by appointment through the agents in Grimsby 311000. A video walk through tour with commentary can be seen on Rightmove and Martin Maslin website.

AGENTS NOTE

We are advised that an Anglian Water treatment plant is situated to the rear of the property.



GARDEN ROOM



BEDROOM ONE GROUND FLOOR



SHOWER ROOM



BEDROOM TWO



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.



25207



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