

MARTIN MASLIN

172 LOUTH ROAD
SCARTHO
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2LG



AN APPEALING LATE 1920'S DETACHED BUNGALOW, RECENTLY REFURBISHED AND UPDATED TO INCLUDE A SUPERB BRAND NEW KITCHEN, TWO/THREE RECEPTION ROOMS, THREE/FOUR BEDROOMS AND TWO BATHROOMS. SET WITHIN LOVELY GROUNDS WITH A GENEROUS LONG DRIVEWAY.
EPC RATING - D.

£345,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A smart uPVC front door leads directly into the entrance hall.

ENTRANCE HALL

5.18m (17'0") x 3.66m (12'0")

A very spacious and inviting hall with a luxury vinyl oak veneer floor, decorative beamed ceiling, delft rack and a deep recessed fireplace housing an electric stove fire set on a tiled hearth. It has a radiator and two uPVC double glazed windows.

LOUNGE

8.05m (26'5") into bay x 3.96m (13'0")

A fabulous lounge enjoying dual aspect views over the front garden and driveway accommodating a dining table as well as freestanding furniture. Featuring a new oak panel wall with electric fire creating the 'wow factor'. The room is tastefully decorated with coving to the ceiling, two uPVC side bow windows and a large walk-in uPVC double glazed front window.

KITCHEN

5.36m (17'7") x 3.78m (12'5")

A lovely spacious kitchen, recently updated with an accent adorned wall, displaying a modern range of navy blue and dove grey cabinets with complementary marble effect worksurfaces and matching upstands incorporating a designer 1.5 bowl sink with chrome mixer taps and a separate hot and cold filter tap. A range of built-in appliances include a Zanussi single fan assisted eye-level oven and grill, an induction hob with overhead designer extractor fan, an integrated dishwasher, a useful corner carousel cupboard and a further built-in storage drawer. There is housing for an American fridge freezer (available by separate negotiation), plumbing for an automatic washing machine and tumble dryer and space for a dining table or island if desired. The kitchen has dual aspect uPVC windows allowing natural light and a further double glazed door onto the rear garden.

SECOND SITTING ROOM/BEDROOM FOUR

4.47m (14'8") x 3.66m (12'0")

An excellent room just off the main hallway recently decorated, offering flexibility for use as a bedroom or reception room with two radiators and a lovely uPVC walk-in bay window overlooking the front garden.

INNER HALL

BEDROOM ONE

4.83m (15'10") into bay x 3.66m (12'0")

A lovely size bedroom with a deep walk-in uPVC double glazed bay window overlooking the rear garden. The room is well decorated with an accent adorned wall, a radiator and a picture rail.



ENTRANCE HALL



ENTRANCE HALL



LOUNGE



LOUNGE

ENSUITE BATHROOM

2.97m (9'9") x 1.93m (6'4")

A large ensuite bathroom with a white suite comprising W.C, vanity unit with washbasin and taps and a panel bath with shower attachment and glass screen. It has a traditional radiator and a uPVC double glazed rear window.

BEDROOM TWO

3.66m (12'0") x 2.74m (9'0")

Recently decorated and with a radiator and a uPVC double glazed window.

BEDROOM THREE

2.49m (8'2") x 2.13m (7'0")

With a built-in wardrobe, a radiator and a uPVC double glazed side window.

SHOWER ROOM

Part tiled with a skylight window and a white suite comprising W.C, vanity unit with mixer taps and an offset shower cubicle with electric unit. It has a traditional towel rail and a vinyl floor.

OUTSIDE

Set deep into its plot the bungalow enjoys a broad frontage onto Louth Road approached via a generous sweeping paved driveway providing plenty of off road parking. The front garden is mainly lawned with deep flower borders and fencing to the perimeter. There is a spacious gravelled side garden which could be used to provide additional off road parking if required. A rustic style wall divides the front and rear gardens and the rear garden enjoys a lovely landscaped aspect, laid to lawn and featuring raised planter walls with a patio and a further gravelled area with raised beds ideal for home grown fruits and vegetables. The gardens are well fenced to the perimeters ensuring privacy for the present owners. Beyond there is a building plot which is not included in the sale.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal Heat H15 conventional boiler (installed in 2019) located in the kitchen and the property has the benefit of uPVC framed double glazing and a security alarm. 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.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



KITCHEN



KITCHEN



SECOND SITTING



BEDROOM ONE



ENSUITE BATHROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM THREE



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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