

# MARTIN MASLIN

1 SILVER STREET  
HOLTON-LE-CLAY  
NEAR GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 5DY



Set within very good size gardens on the corner of Silver Street and Louth Road this spacious detached bungalow has been extended from the original and offers flexible accommodation which really must be seen to be appreciated. Home to the same owners for many years the property provides some scope for selective modernisation but the boiler, the uPVC windows and the main bathroom have already been updated. Comprising:- Entrance Lobby, Entrance Hall, Lounge, Dining Room, Kitchen with woodgrain units, three double Bedrooms, Shower Room (adjacent to the largest Bedroom) and Family Bathroom. A pull down ladder gives access to a Loft/Hobby Room and the established gardens include a long Garage, a pond, two sheds and lawns. A real one-off – viewing recommended. EPC Rating - D

£239,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:-

#### ENTRANCE LOBBY

#### ENTRANCE HALL

#### BEDROOM ONE/LIVING ROOM

4.78m (15'8") x 3.35m (11'0")

Added at the front of the bungalow many years ago with windows to three walls and a central heating radiator. This room is flexible and could be an additional daytime room if not required as a bedroom. There are two central heating radiators.



BEDROOM ONE/LIVING ROOM

#### SHOWER ROOM

1.78m (5'10") x 1.78m (5'10")

Fully tiled and with a lemon coloured suite comprising a pedestal washbasin, a W.C. and a shower cubicle with a mixer shower. Central heating radiator.



BEDROOM ONE/LIVING ROOM

#### DINING ROOM

4.50m (14'9") x 3.76m (12'4")

With two windows, wall light points and a central heating radiator. Doors link to the Inner Hall and the Lounge

#### LOUNGE

5.33m (17'6") x 3.35m (11'0")

A spacious room with double aspect windows, two central heating radiators, wall light points and a wooden display fireplace with shelves and a living flame gas fire (N.B. we are informed that this has not been tested).



SHOWER ROOM

#### INNER HALL

With a cloaks cupboard and a central heating radiator.

#### KITCHEN

4.52m (14'10") x 3.66m (12'0")

Comprehensively equipped with a range of woodgrain wall and base cabinets with marbled worktops incorporating a single drainer stainless steel sink unit. (Please note the built-in appliances have not been tested nor seen working). A door opens to the rear garden and there is a central heating radiator.

#### BEDROOM TWO

3.35m (11'0") x 3.05m (10'0")

With a central heating radiator.

#### BEDROOM THREE

3.05m (10'0") x 2.74m (9'0")

With a central heating radiator.

#### BATHROOM

3.30m (10'10") max. x 1.93m (6'4")

Attractively tiled and with a white suite comprising a bath, a pedestal washbasin and a W.C. A cupboard houses the Ideal gas boiler and there is a central heating radiator. A pull down ladder gives access to the Loft/Hobby Room.



DINING ROOM



## FIRST FLOOR

### LOFT/HOBBY ROOM

3.66m (12'0") x 3.48m (11'5")

With eaves storage.

### OUTSIDE

The bungalow occupies an excellent corner plot with established gardens to the front, side and rear. Within the front garden there is a pretty pond plus a screened and paved sitting area ideal for enjoying the southern sun. A block paved driveway leads to the Garage whilst behind the bungalow there are two wooden sheds and a lawned garden.

### GARAGE

6.40m (21'0") x 2.51m (8'3")

With an up and over front door and a rear door giving access from the garden.

### GENERAL INFORMATION

Mains, gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal gas boiler in the Bathroom (not the redundant Ideal Icos boiler in the Kitchen) and the bungalow has the benefit of uPVC framed double glazing and a security alarm system. It falls within the jurisdiction of East Lindsey District Council and is in Council Tax Band C. The tenure is Freehold subject to Solicitors verification.

### VIEWING

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

### LOCATION AND AMENITIES

The bungalow is located on the corner of Silver Street and Louth Road within reach of the facilities of the village. Holton Le Clay provides a good range of amenities and regular buses serve the area.



LOUNGE



LOUNGE



KITCHEN



KITCHEN



BEDROOM TWO



BEDROOM THREE



BATHROOM



LOFT/HOBBY 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.



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

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