

# MARTIN MASLIN

'THE JINGLES'  
18 TRANBY DRIVE  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN32 8QA



Located on Tranby Drive this lovely detached bungalow offers more space than can be appreciated from an external view and stands within wonderful gardens which are an enthusiast's dream! With the benefit of gas central heating and uPVC framed double glazing the accommodation includes:- Reception Hall, Cloakroom, spacious front Lounge, Dining Kitchen with cream units and space for appliances, flexible rear Sun Room with space to dine and relax and enjoy a view of the garden, two double Bedrooms and Bathroom with a white suite and a shower cubicle. There is a good size Garage and a car-port and the gardens feature a diverse variety of trees, shrubs, plants, a greenhouse and summerhouse and a patio area with pergola. Viewing highly recommended. EPC Rating – D.

£269,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:

### RECEPTION HALL

A welcoming hallway leading through the centre of the bungalow and providing access to all the main rooms. There are two cupboards and a central heating radiator.

### CLOAKROOM

With a white suite comprising a W.C. and a corner handbasin. The walls are half panelled.

### LOUNGE

5.79m (19'0") x 3.96m (13'0")

An excellent size room at the front of the bungalow featuring a classic style cream fireplace with an electric fire. There is a laminate finish floor, a central heating radiator and the wide window looks out to the enclosed front garden.

### DINING KITCHEN

4.47m (14'8") x 3.58m (11'9")

Comprehensively equipped with a range of cream wall and base cabinets with cream and butchers block style worksurfaces incorporating a single drainer stainless steel 1.5 bowl sink unit. There is space and provision for freestanding appliances and there is a wall mounted Vaillant ecoTEC sustain gas boiler. The floor is tiled and there is a central heating radiator and space for a dining/bistro table.

### SUN ROOM

5.49m (18'0") x 3.35m (11'0")

An excellent room at the rear of the bungalow providing flexible space for dining and relaxing. Patio style doors open to the rear garden, the floor is tiled, and there are two central heating radiators and a storage cupboard.

### BEDROOM ONE

3.78m (12'5") x 3.71m (12'2")

A double bedroom with cream wardrobes and a central heating radiator.

### BEDROOM TWO

3.73m (12'3") x 2.84m (9'4")

With a shelved cupboard, a tiled floor and a central heating radiator.

### BATHROOM

3.56m (11'8") max x 1.98m (6'6") max

Fully tiled and with a white suite comprising a panel bath with a mixer/rinser tap, a pedestal washbasin and a W.C. There is a larger than average shower cubicle with a chrome mixer shower and there is a central heating radiator.

### GARAGE

3.10m (10'2") x 7.01m (23'0") max

A good size garage with an integral store accessed via an external door.



RECEPTION HALL



LOUNGE



LOUNGE



DINING KITCHEN

## OUTSIDE

The bungalow is set within stunning gardens which are a large part of its appeal. To the front there is a sizeable part paved/part concrete driveway providing space for several vehicles and enclosed garden area with slate chippings, paving and a variety of shrubs and plants. Double gates enclose the inner driveway which features a car port and has been slightly adapted to create a sheltered sitting area. The rear garden is wonderful with a patio and pergola immediately behind the bungalow and a gently sloping lawn enhanced by established shrubs, specimen trees, plants and flowers. There is a greenhouse and a summerhouse and the whole garden will no doubt bring hours of joy for any enthusiast.

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Vaillant ecoTEC sustain gas boiler in the Dining Kitchen and the property has the benefit of uPVC framed double glazing and a security alarm (not tested.) It falls within the jurisdiction of North East Lincolnshire Council and is currently 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 tour with commentary can be seen on Rightmove and the Martin Maslin website.

## LOCATION AND AMENITIES

Tranby Drive leads off St Andrews Drive and is within reach of the town centres of Grimsby and Cleethorpes. The Lidl supermarket is located on Ladysmith Road and Weelsby Woods are within walking distance.



DINING KITCHEN



SUN ROOM



SUN ROOM



BEDROOM ONE



BEDROOM TWO



BATHROOM



BATHROOM



OUTSIDE



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.



23153



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