

# MARTIN MASLIN

4 ANTHONY WAY  
STALLINGBOROUGH  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN41 8BD



Tucked away in one corner of this large cul de sac position lying just off Church Lane, a well presented detached bungalow enjoying a lovely south facing rear garden. An internal viewing will reveal a smart and well designed property offering versatile accommodation including: pleasant Hallway with oak flooring, a generous bay fronted Lounge, a spacious modern Dining Kitchen with a range of built-in appliances, two Bedrooms, one currently used as a second Sitting Room with a walk-in Study (although this could be used as a third Bedroom if required) and a brand new modern Shower Room with a designer glass panelled walk-in shower and a separate W.C. Outside the rear gardens are one of the main features, landscaped by the present owners with a shaped lawn, patio areas and a delightful fully insulated Summerhouse. There is an attached garage and a long paved driveway with a block paved front garden. Viewing essential to appreciate all on offer.

EPC Rating – D.

**£229,000**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

A smart uPVC double glazed side entrance door leads into a spacious Hallway.

### HALLWAY

Featuring a solid wood floor with built-in storage and a radiator. It has coving to the ceiling and access to the loft.

### LOUNGE

**5.13m (16'10") into bay x 3.15m (10'4")**

A pleasant room at the front of the house with a radiator and a deep walk-in uPVC bay window.

### KITCHEN

**5.13m (16'10") x 3.15m (10'4")**

A generous and smart kitchen featuring a range of light grey high gloss cabinets with drawers and chrome handles. The kitchen incorporates a modern designer sink unit with mixer taps and attractive bevelled tile splashback. A host of Zanussi appliances include an induction hob with stainless steel glass and chrome extractor fan above, a double fan assisted oven and grill, a built-in washing machine and an integral dishwasher. There is plenty of storage including the pull out larder drawer and corner carousel storage unit. A smart light grey tile floor provides space for a table and chairs and dual aspect uPVC windows and a further double glazed door leads onto the side pathway.

### SITTING ROOM/BEDROOM TWO

**3.17m (10'5") x 3.15m (10'4")**

Currently used as a second sitting room with a double glazed door opening onto the rear garden. It has a ceramic tile floor and a radiator.

### BEDROOM THREE/STUDY

**2.74m (9'0") x 2.13m (7'0")**

Accessed through an open archway from the Sitting Room, a useful study which could be used as an occasional bedroom if required. It has a radiator and a uPVC double glazed side window.

### BEDROOM ONE

**3.17m (10'5") x 3.15m (10'4")**

A pleasant bedroom with coving to the ceiling, a radiator and a uPVC double glazed rear window overlooking the rear garden.

### SHOWER ROOM

**2.46m (8'1") x 1.96m (6'5")**

A modern designer Shower/Wet Room in a smart midnight grey finish with striking white worksurfaces and mermaid boarding. It has a W.C, slimline washbasin with pedestal taps and a low threshold glass panelled walk-in shower cubicle with a thermostatic shower. There is a chrome heated towel rail, a grey laminate floor and a uPVC double glazed side window.

### W.C.

Recently fitted with a W.C, laminate flooring and a uPVC double glazed side window.



HALLWAY



LOUNGE



KITCHEN



KITCHEN

## GARAGE

5.26m (17'3") x 3.12m (10'3")

With power and light, an up and over door and a courtesy door onto the garden.

## OUTSIDE

The property enjoys a block paved driveway with gravelled borders set behind privet hedging. Approached via a long concrete driveway leading in turn to the Garage. The rear garden forms one of the main attractions, it enjoys a south facing aspect and is landscaped with various paved areas including a lovely patio directly behind the Sitting Room. There is a shaped lawn bordered by plants and shrubs, a corner summerhouse, shed and a modern octagonal Greenhouse. The gardens are well screened by close bordered fencing ensuring privacy for the present owners.

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Ideal Classic gas boiler located in the kitchen and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire 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 tour with commentary can be seen on Rightmove and the Martin Maslin website.



SITTING ROOM/BEDROOM TWO



BEDROOM THREE/STUDY



BEDROOM ONE



SHOWER ROOM

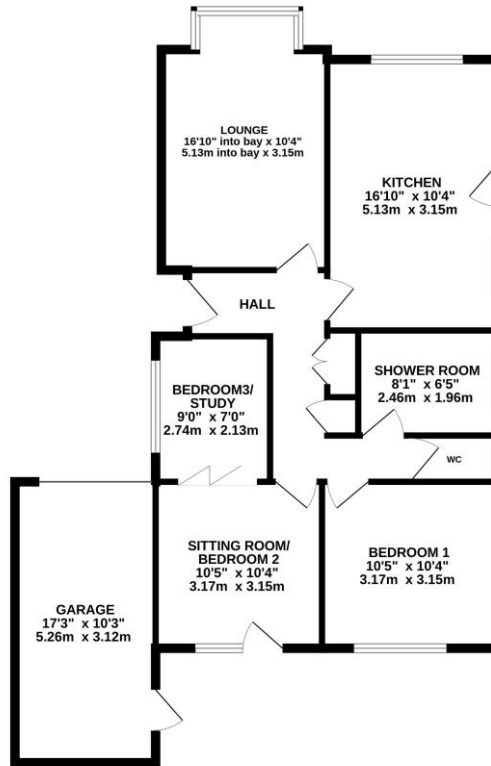


OUTSIDE



OUTSIDE

GROUND FLOOR



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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.

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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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