

MARTIN MASLIN

**19 NORTHUMBERLAND CLOSE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 4TE**



Set in a secluded position, almost hidden by the magnificent mature trees within its front garden, this spacious detached bungalow offers well laid out accommodation with lots of potential for a new owner to upgrade and remodel as they wish. Home to the same owner for many years the property is relatively untouched from its 1970s origins and viewing is recommended to appreciate the opportunity it represents. Comprising:- Entrance Lobby, Cloakroom, Reception Hall, superb main Lounge of excellent size and positioned adjacent to the Dining Kitchen, three Bedrooms and Bathroom with an avocado green suite and shower recess. The gardens are screened and private and there is a brick Garage plus further driveway parking. A chance not to miss!
EPC Rating – E.

£225,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises:-

ENTRANCE LOBBY

CLOAKROOM

With an avocado suite comprising a W.C. and handbasin.

RECEPTION HALL

An inner hall area with two useful storage cupboards and a central heating radiator. There is an access hatch to the roof space.

LOUNGE

6.58m (21'7") x 4.78m (15'8")

A room of excellent proportions with patio style doors opening to the garden and featuring a classic fireplace with a marble inset and hearth and an open fire grate. There are wall lights and two central heating radiators and a door links directly to the Dining Kitchen.

DINING KITCHEN

4.75m (15'7") x 2.67m (8'9")

Equipped with a range of gloss cream and gloss green wall and base cabinets with marbled worksurfaces incorporating a single drainer stainless steel sink unit. There is a wall mounted Glowworm Spacesaver gas boiler, a Trinity ceramic hob and a central heating radiator. The room is large enough to accommodate a dining table and a door leads out to the side of the bungalow.

BEDROOM ONE

4.34m (14'3") max x 3.91m (12'10")

Positioned at the front of the bungalow and with a recess designed to accommodate a double wardrobe, and a central heating radiator.

BEDROOM TWO

3.35m (11'0") x 2.29m (7'6")

With a built-in double wardrobe and a central heating radiator.

BEDROOM THREE

3.35m (11'0") x 2.06m (6'9")

With a built-in double wardrobe and a central heating radiator.

BATHROOM

2.67m (8'9") x 2.13m (7'0")

A fully tiled bathroom with an avocado green suite comprising a panel bath, a pedestal washbasin and a W.C. base. There is a shower recess with a matching green tray. (Please note the toilet and shower are non-functioning and replacement will be needed).

GARAGE

2.79m (9'2") x 5.41m (17'9") external

With an up and over door.



RECEPTION HALL



LOUNGE



LOUNGE



LOUNGE

OUTSIDE

The bungalow occupies lovely established gardens with a sizeable lawned area to the front enhanced by substantial mature trees and shrubs. A tarmac driveway leads to the Garage and provides additional parking whilst the private rear garden is a delight with large trees offering screening and privacy and a central lawned area. There is a garden shed at the side of the bungalow.

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 Glowworm Spacesaver gas boiler located in the Dining Kitchen and the property has the benefit of wooden framed single glazing. 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.

LOCATION AND AMENITIES

Northumberland Close leads off Augusta Street within reasonable walking distance of Grimsby Town Centre. Local shopping facilities are also available on Littlefield Lane and regular buses serve the general area.



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BEDROOM THREE



BATHROOM



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.



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