

# MARTIN MASLIN

**39 BUCKINGHAM GROVE  
SCARTHO TOP  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 3RR**



Martin Maslin are delighted to offer for sale this beautifully presented home. Offering modern accommodation, and located in the highly sought-after Scartho Top area, this property is ideal for families, first-time buyers, or investors. The property has two double bedrooms, a spacious living room with a contemporary kitchen. This lovely home has the benefit of two parking spaces, an excellent sized garden to the rear, and is location in the popular residential area. Council Tax Band A - North East Lincolnshire Council.

**£110,000**

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

**[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)**



LOUNGE



LOUNGE



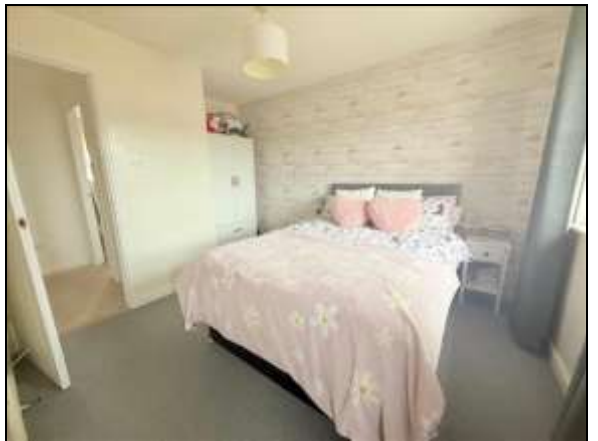
KITCHEN



KITCHEN



LANDING



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BATHROOM



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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