

# MARTIN MASLIN

5 BAYONS AVENUE  
SCARTH  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 3LN



Welcome to this most appealing semi-detached house, oozing with great kerb appeal, found in this sought after location, ideal for families enjoying a large mature rear garden. Updated by the present owner with high quality finishes, including an elegant Hallway and staircase with composite front door, updated window frames and radiators, a stunning marble fireplace and smart fitted wardrobes, all complimented by a modern decor making this a first class home, ready to move straight in-to. The accommodation includes a lovely Hallway serving a delightful bay fronted sitting room with fireplace and double doors opening into a generous Dining Room, with French style doors opening onto the garden. There is a modern shaker style Kitchen whilst upstairs are three good sized Bedrooms, including a principal Bedroom with smart fitted grey wardrobes and a matching dressing table. Completing the accommodation is a Family Bathroom with Aqualisa shower over the bath. Outside a generous block paved driveway offers ample parking, complimented by a large detached Brick Garage screened by double gates. Meanwhile the large rear garden is perfect for alfresco entertaining with its morning and evening patios, shaped lawn and external lighting. Don't miss this great opportunity.

£185,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## ENTRANCE

A canopied porch with a smart composite front entrance door, which leads directly into the Hallway.

## HALLWAY

A lovely and inviting Hallway, featuring a fashionable and laminate floor where the balustrade and spindle staircase rises to a part galleried first floor landing. There is coving to the ceiling, radiator and uPVC double glazed side window.

## LOUNGE

**4.01m (13'2") into bay x 3.68m (12'1")**

A charming room, beautifully decorated featuring a marble fireplace with matching hearth and inlay, housing a modern electric fire with down lighting. There is coving to the ceiling, a radiator and a feature walk in bay uPVC double glazed front window overlooking the front garden and driveway. Double doors open into the Dining Room.

## DINING ROOM

**4.65m (15'3") x 2.59m (8'6")**

A good sized Dining Room with a radiator and French style patio doors giving views and access onto the rear garden.

## KITCHEN

**2.95m (9'8") x 2.74m (9'0")**

A modern shaker style Kitchen displaying a range of soft cream cabinets with chrome handles and complimentary worksurfaces. Including a one and a half bowl stainless steel sink with mixer tap and matching upstands. There is underlighting to the units and a host of integrated appliances including an Electrolux four ring gas hob, with matching oven and grill, overhead extractor fan, integrated fridge and plumbing for an automatic washing machine. The Kitchen has a ceramic tiled floor with a kickboard heater and a handy understairs storage cupboard. There is a uPVC double glazed rear window and a further double glazed door onto the driveway.

## FIRST FLOOR LEVEL

### LANDING

**2.59m (8'6") x 2.54m (8'4")**

With a spelled balustrade, coving to the ceiling and a uPVC double glazed side window. All rooms lead directly as follows.

### BEDROOM ONE

**4.09m (13'5") into bay maximum x 3.07m (10'1")**

A lovely Bedroom with fitted built in wardrobes and matching dressing table. Well decorated with a radiator and a feature bay window overlooking the front elevation.

### BEDROOM TWO

**3.48m (11'5") x 2.67m (8'9") maximum**

With a built-in airing cupboard, housing a hot water tank with shelves, coving to the ceiling, radiator and a uPVC double glazed rear window.



ENTRANCE



LOUNGE



LOUNGE



DINING ROOM



### BEDROOM THREE

2.54m (8'4") x 2.31m (7'7") maximum

A good sized third Bedroom with coving to the ceiling, radiator and a uPVC double glazed front window.

### FAMILY BATHROOM

2.13m (7'0") x 1.63m (5'4")

A tiled bathroom with white suite, comprising close coupled w.c, pedestal wash handbasin and an enamel bath with Aqualisa shower and screen. There is access to a part boarded loft space, with pull down ladder, power and light. The Bathroom has a chrome heated towel rail and a uPVC double glazed rear window.

### OUTSIDE

The front garden has been cleverly designed to incorporate a modern block edge and concrete driveway, providing valuable off road parking. Double gates to the one side provide access to the Garage. In the Agents opinion the rear garden forms one of the main attractions of this lovely family home, featuring two patios, ideal for morning and evening alfresco entertaining. The main garden has a shaped lawn, well stocked with plants, shrubs and soft fruit trees, whilst close bordered fencing ensures privacy for the present owners.

### DETACHED BRICK GARAGE

5.79m (19'0") x 2.95m (9'8")

A good sized Garage with power and light, a courtesy uPVC side door, two uPVC windows and an up and over door.

### GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Baxi gas central heating boiler installed on the 9th January 2019, situated in the Kitchen. 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 B. The tenure is Freehold subject to Solicitors verification.

### VIEWINGS

Strictly via appointment through the Agents on Grimsby 311000, a walkthrough video tour with commentary can be seen on Rightmove and our Martin Maslin website.

### LOCATION AND AMENITIES

Bayons Avenue is situated just off Ancaster Avenue which leads off Springfield Road. The village of Scartho provides a good range of local facilities including a medical centre, and schools of good repute.



DINING ROOM



KITCHEN



KITCHEN



LANDING





BEDROOM ONE



BEDROOM TWO



FAMILY 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.

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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.

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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