

# MARTIN MASLIN

2 TOTNES ROAD  
SCARTH  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 3DL



A rare opportunity to acquire a large and beautifully presented detached bungalow in this sought after position, on the corner of Boundary Road, benefitting from two driveways and a large purpose built detached double garage with electric roller door and alarm system.

The stunning accommodation includes a large panelled Hallway serving a generous Lounge, excellent modern Kitchen with quality appliances, a superb Conservatory with an anti glare roof and a luxury installed Shower Room with a double walk in designer shower. There are three Bedrooms (two with tailored wardrobes) and a newly installed combination boiler in the loft. Standing on a lovely south facing plot with lawns to the front and side and enjoying a gravelled rear garden designed for low maintenance. The bungalow also benefits from solar panels which provide a feed in tariff for approximately 20 years.

Highly recommended. EPC Rating - C

£245,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

**Accommodation comprises:-**

### **HALLWAY**

An exterior light with a uPVC front door gives access to a spacious Hallway. A room in itself with panelling to dado height, coving to the ceiling and a radiator.

### **LOUNGE**

**5.11m (16'9") x 3.99m (13'1")**

A generous room tastefully decorated with an accent adorned wall featuring a textured ceiling with rose, deep cornicing and two matching wall niches. It has a central contemporary fire surround with conglomerate marble in lay and hearth housing an electric fire. There is a radiator and a uPVC double glazed bow window over looking the front elevation.

### **KITCHEN**

**5.08m (16'8") x 2.74m (9'0")**

Recently installed five years ago in a modern shaker style matt finish with high gloss marble finished work surfaces incorporating a stainless steel sink with mixer taps and separate water filter. It has attractive brick bond tiling to splash back areas. Built in appliances include an eye level double fan assisted oven and grill, an induction hob with over head extractor fan and an integrated dishwasher. There is space for a tall fridge freezer in one corner. The kitchen has a tiled effect vinyl floor with a radiator, recessed LED down lighting, coving to the ceiling and a uPVC double glazed side window. Double glazed French doors open into a side Conservatory.

### **CONSERVATORY**

**3.56m (11'8") x 3.48m (11'5")**

A lovely size Conservatory built on a brick base with an anti glare roof, ceiling fan light and a ceramic tiled floor. It has two radiators and two further double glazed uPVC side exterior doors.

### **BEDROOM ONE**

**3.99m (13'1") x 2.74m (9'0") to wardrobes**

A lovely bright Bedroom with a uPVC double glazed front window. Attractively designed with built in light grey wood grained wardrobes and matching bed side tables (available by separate negotiation). It has an accent adorned wall, a radiator and a uPVC double glazed front window.

### **BEDROOM TWO**

**3.38m (11'1") x 2.59m (8'6") into double bed recess**

Fitted with tailored wardrobes in a light beech finish forming a double bed recess, a radiator and a uPVC double glazing side window.

### **BEDROOM THREE**

**2.44m (8'0") x 2.44m (8'0")**

With a built in storage cupboard, a radiator and a uPVC double glazed side window.



HALLWAY



LOUNGE



KITCHEN



KITCHEN



### **SHOWER ROOM**

**2.39m (7'10") x 2.36m (7'9")**

A modern luxury Shower Room with white high gloss furniture forming a semi recessed wash hand basin with mixer taps, back to the wall push button toilet and built in storage cupboards. There is a large walk in shower with fixed drencher head, additional hand held unit and fixed glass screen. It has a tall slim line chrome towel heater with a panelled ceiling. The Shower Room is complemented by speckled wall panelling and a charcoal colour tiled floor. It has recess ceiling lights, an extractor fan and a uPVC double glazed side window.



CONSERVATORY

### **OUTSIDE**

#### **DETACHED BRICK GARAGE**

**6.05m (19'10") x 4.95m (16'3") internally**

With overhead storage, power and light, fitted burglar alarm, uPVC double glazed side window, courtesy door and electric roller front door.

The bungalow occupies an unusually large corner plot with two valuable driveways, one at the front and other to the side providing access to the double Garage. The front and side gardens are mainly lawned set behind a low brick wall boundary whilst beyond the Conservatory is a pleasant gravelled private garden screened by mature hedging and fencing to the side boundaries. The gardens enjoy a lovely southern aspect in the summer months.

### **SERVICES**

Mains gas, water, electricity and drainage are connected.

### **CENTRAL HEATING**

Comprises radiators as detailed above connected to the combination Baxi central heating boiler located in the Loft.

### **SECURITY**

The property has a security alarm system installed.

### **DOUBLE GLAZING**

The property has the benefit of uPVC framed glazing.

### **LOCAL AUTHORITY**

North East Lincolnshire Council.

### **COUNCIL TAX**

Our enquiries of the Local Authority indicate the property to be in Council Tax Band C.

### **TENURE**

Freehold - subject to Solicitors verification.



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM

## SOLAR PANELS

The solar panels have been installed by Solar Tech North East Limited. The solar panels have been paid for by the present owners and were installed on the 8th June 2016 for a period of 20 years. We understand the feeding tariff is in the region of £13.50 per quarter (awaiting confirmation).

## VIEWING

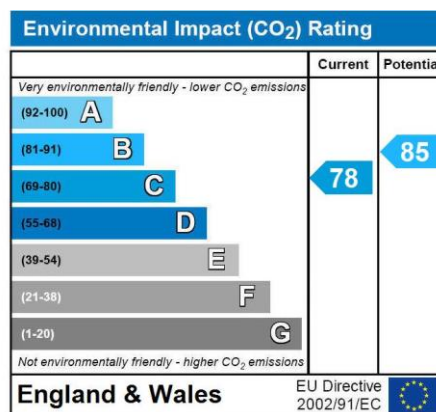
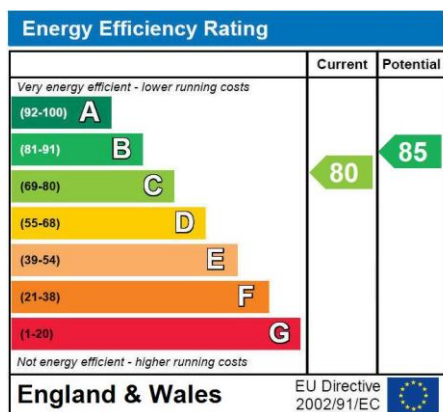
By appointment through the Agents on Grimsby 311000.



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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