

MARTIN MASLIN

SANS SOUCI
42 BRIGSLEY ROAD
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0JY



Set within lovely established gardens around 1/3 of an acre in size this traditional double fronted detached bungalow was enhanced some years ago by the addition of first floor accommodation and now provides excellent flexible space for the right buyer. The property benefits from gas central heating, uPVC framed double glazing and a security alarm and briefly comprises: - Entrance Lobby, Reception Hall, good size front Lounge, Dining Room, Breakfast Kitchen with oak units and appliances, rear Lobby, two large ground floor Bedrooms (one currently used as an impressive Living Room), a sizeable Bathroom with full suite and shower cubicle and a further double Bedroom upstairs with an adjacent Toilet. The superb gardens face west at the rear and include a large Garage with an easy access hard standing behind suitable for a caravan, plenty of parking, a pond, a greenhouse with a mains water supply etc. The property offers some scope for updating to suit a new purchasers requirements. Viewing recommended. EPC Rating -

£269,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

GROUND FLOOR

ENTRANCE LOBBY

RECEPTION HALL

From where the mahogany open tread staircase with a ranch style balustrade leads to the first floor. There is a mahogany finish double storage cupboard.

LOUNGE

5.18m (17'0") into bay x 3.61m (11'10")

A well proportioned room at the front of the bungalow featuring a white marble fire surround with a matching hearth and a living flame gas fire. Multi pane sliding doors with matching side panels link to the Dining Room and there is a central heating radiator.

DINING ROOM

4.27m (14'0") into bay x 3.20m (10'6")

A pleasant room with a side bay window and a central heating radiator.

BEDROOM TWO/LIVING ROOM

5.33m (17'6") x 3.91m (12'10")

A good size room extended from the original and with patio style doors opening to the rear garden. There is a central heating radiator and this room can be used as a large bedroom or, as at present, as an additional living room. There is also a night store heater.

BREAKFAST KITCHEN

4.70m (15'5") x 2.82m (9'3")

An oak finish kitchen by Rational with wall and base cabinets and marbled worksurfaces incorporating a single drainer stainless steel 1.5 bowl sink unit. Built in appliances comprise a Bosch double oven and an electric hob with an extractor canopy above. There is provision for additional freestanding appliances plus a wall mounted Worcester gas boiler and a central heating radiator. There is also space for a small centrally positioned table.

REAR ENTRANCE LOBBY/UTILITY

With a door leading outside.

BEDROOM ONE

4.27m (14'0") into bay x 3.66m (12'0")

A good size bedroom at the front of the bungalow fitted with a range of mahogany wardrobes with a mirrored central panel. There are matching freestanding chests of drawers and there is a central heating radiator.



RECEPTION HALL



LOUNGE



DINING ROOM



BEDROOM TWO/LIVING ROOM

BATHROOM

3.76m (12'4") x 2.08m (6'10")

An excellent size fully tiled bathroom featuring a whisper peach suite comprising a panel bath, a bidet, a w.c. and a pedestal washbasin. There is a separate white quadrant shaped shower cubicle with a Trevi chrome mixer shower plus a useful storage cupboard and a central heating radiator.

FIRST FLOOR

LANDING

With access to loft storage space.

BEDROOM THREE

6.10m (20'0")max x 3.84m (12'7")

An 'L' shaped bedroom with a dressing/study area and a door opening to a useful storage area. There are two central heating radiators and a range of cream wardrobes and the window looks across to Waltham Windmill.

TOILET

With a pampas green suite comprising a w.c and a small handbasin. The walls are fully tiled.

OUTSIDE

GARAGE

5.79m (19'0") x 3.51m (11'6")

A larger than average garage with an electric roller door, a side access door and electric light and power.

Sans Souci stands within excellent size gardens which extends to around 1/3 of an acre in total. To the front the garden is sett paved allowing for the parking of numerous vehicles and enhanced by a circular shrub bed with dwarf walls. Double gates are positioned across the driveway in front of the garage whilst the rear garden is mainly lawned with a paved patio/terrace and a paved pathway. To the rear of the garage there is an easy access hard standing ideal for a caravan. There is a pond plus a shed (with power) and a greenhouse with a mains water supply and the garden is interspersed with established trees and shrubs.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Worcester gas boiler in the Breakfast Kitchen.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

SECURITY

A security alarm system is installed.



BEDROOM TWO/LIVING ROOM



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BEDROOM ONE

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

Our enquiries of the Local Authority indicates the property to be in Council Tax Band D.

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Sans Souci is located on the western side of Brigsley Road almost opposite Waltham Windmill. The village provides an impressive range of facilities within walking distance including specialist retailers, supermarkets, tearooms, two popular pubs etc.



BATHROOM



BATHROOM



BEDROOM THREE



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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