

MARTIN MASLIN

1 LONSDALE CLOSE
HUMBERSTON
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4JG



Situated in this sought after area of Humberston a traditional bungalow found in a pleasant cul-de-sac lying just off Tetney Road. This single storey dwelling provides good sized living accommodation with scope to modernise and improve whilst benefitting from a gas central heating system and uPVC double glazing. Noteworthy features include a welcoming 'L' shaped Entrance Hall with a storage cupboard, a pleasant dual aspect Lounge with a fireplace, an oak fronted Kitchen with built in appliances, three generous Bedrooms, a Bathroom with a two piece white suite and a separate W.C. The property is set back from the road standing on a good sized plot approached from a long driveway leading to the single garage. To the rear there is a generous sized lawned garden with mature trees providing privacy. An excellent opportunity with NO forward chain! EPC Rating - D

£189,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

ENTRANCE PORCH

A uPVC double glazed side entrance door gives access to an 'L' shaped spacious hallway with a built in meter cupboard, a radiator and a further airing cupboard with a hot water tank and shelves.

LOUNGE

3.66m (12'0") x 3.58m (11'9")

A pleasant room with dual aspect uPVC windows featuring a tiled fireplace with a gas fire (unaware of working condition). There is a vinyl floor and a radiator.

KITCHEN

3.43m (11'3") x 3.25m (10'8")

Fitted with a range of light oak cabinets with matching cornice and light baffle. Complimentary worksurfaces incorporate a stainless steel sink with taps and tiled splash back. Built in appliances include a four ring gas hob with double oven and grill and plumbing for an automatic washing machine. There is a further range of matching cupboards housing the gas central heating boiler and controls. There is a radiator, a uPVC double glazed rear window and a further double glazed exterior door onto the driveway.

BEDROOM ONE

3.66m (12'0") x 3.35m (11'0")

A pleasant room with a radiator and dual aspect uPVC windows.

BEDROOM TWO

3.66m (12'0") x 3.43m (11'3")

Situated to the front enjoying dual aspect uPVC windows with a radiator.

BEDROOM THREE

3.66m (12'0") x 3.20m (10'6")

An excellent third bedroom/occasional dining room with a radiator and a uPVC double glazed side window.

SEPARATE W.C

With a low flush w.c and a uPVC double glazed side window.

BATHROOM

A two piece bathroom suite in white comprising a pedestal wash hand basin and a panel bath with a shower over. There is a radiator, tiling to splash back areas and a uPVC double glazed side window.



ENTRANCE PORCH



LOUNGE



KITCHEN



KITCHEN

OUTSIDE

GARAGE

With double doors.

The front garden is mainly paved with rockery and trees whilst a long concrete block paved driveway leads through wrought iron gates in turn to the garage. There is a good sized rear lawned garden screened with mature trees for privacy, a greenhouse and a shed.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the gas central heating boiler located in the kitchen.

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.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Lonsdale Close is situated in a pleasant cul-de-sac lying just off Tetney Road Humberston. A range of local shops and amenities are situated within a short driving distance and regular buses serve the general area.



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM

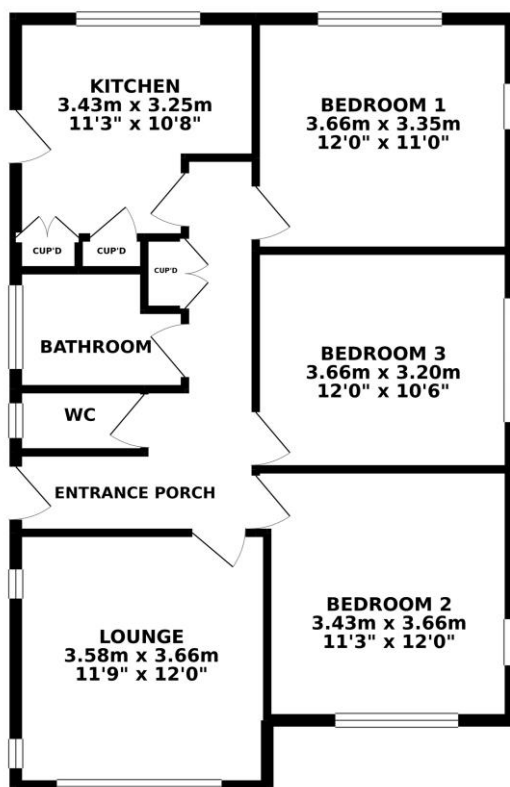


OUTSIDE



OUTSIDE

GROUND FLOOR 79.64 sq. m.
(857.24 sq. ft.)



TOTAL FLOOR AREA : 79.64 sq. m. (857.24 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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