

# MARTIN MASLIN

1 ATKINSON LANE  
WALTHAM  
NEAR GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 0HL



Situated on Atkinson Lane which leads off Mill View, in the popular village of Waltham, this impressive detached bungalow offers well presented accommodation with the benefit of gas central heating and uPVC framed double glazing. The bungalow stands within lovely landscaped gardens with a long enclosed driveway, a brick Garage and a delightful Summerhouse. Briefly comprising: Reception Hall, elegant Lounge with cream granite fire surround, Breakfast Kitchen with cream units and built-in appliances, two double Bedrooms both with quality wardrobes and a large Bathroom with a white suite including a shaped shower bath. This bungalow is perfect for a purchaser seeking a home to move in and enjoy with no work to do. EPC Rating - E

£189,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

The accommodation comprises: -

### RECEPTION HALL

An 'L' shape entrance area with a central heating radiator and space for the placement of furniture if required.

### LOUNGE

4.22m (13'10") x 3.58m (11'9")

A lovely room with a wide front window and twin side windows for maximum natural light. The room features a cream granite style fireplace with concealed lighting and an electric flicker flame fire. Central heating radiator.

### BREAKFAST KITCHEN

3.40m (11'2") x 2.97m (9'9")

Comprehensively equipped with a range of cream wall and base cabinets with grey worktops incorporating a single drainer stainless steel sink unit. Built in appliances comprise an electric oven, a four ring gas hob with extractor canopy above, a fridge freezer and a dishwasher. There is a wall mounted breakfast bar, a central heating radiator, a concealed Glowworm Micron gas boiler and a door leading outside.

### BEDROOM ONE

3.84m (12'7") x 3.58m (11'9")

Delightfully fitted with a range of beech finish furniture including wardrobes and bedside cabinets. There is a central heating radiator.

### BEDROOM TWO

3.76m (12'4") x 3.00m (9'10")

Currently used as a second sitting room and equipped with a range of gloss cream wardrobes and a bedside cabinet. There is a central heating radiator.

### BATHROOM

3.15m (10'4") x 1.88m (6'2")

A very good size bathroom featuring a white suite comprising a shaped shower bath, a pedestal wash basin and a w.c. Above the bath there is a chrome mixer shower and a mixer/shower tap plus a curved shower screen. The walls are part tiled and there is a heated towel warmer. The bathroom is large enough for the installation of a shower cubicle if required.

### OUTSIDE

### GARAGE

4.88m (16'0") x 2.84m (9'4")

A brick garage with electric light and power and an up and over door.



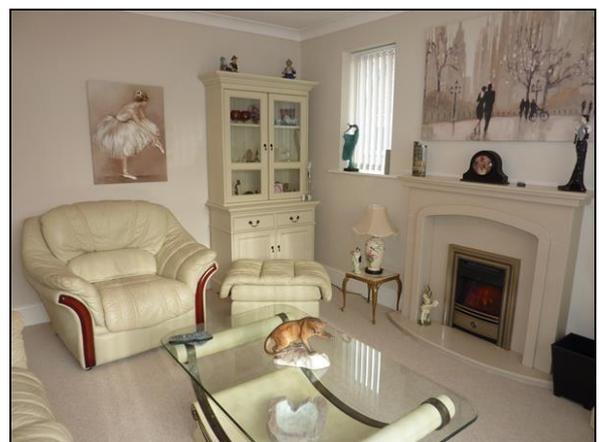
RECEPTION HALL



RECEPTION HALL



LOUNGE



LOUNGE

The bungalow stands within lovely gardens which widen towards the rear. To the front there is a lawned area with borders whilst the driveway leads through substantial double gates to the garage. To the side of the driveway there is a gravelled area with shrubs and a delightful wooden Summerhouse perfect for relaxing in the evening sunshine. The rear garden itself is part lawned and part laid to decking with a raised rectangular slate bed.

### SERVICES

Mains gas, water, electricity and drainage are connected.

### CENTRAL HEATING

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

### DOUBLE GLAZING

The property has the benefit of uPVC framed double 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 though the Agents on Grimsby 311000.

### LOCATION AND AMENITIES

Atkinson Lane is a pleasant cul-de-sac leading off Mill View which is a crescent just off Cheapside. The village of Waltham provides excellent retail facilities plus pubs, restaurants, hot food takeaways, an opticians, hairdressers etc.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BATHROOM



BATHROOM



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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