

# MARTIN MASLIN

72 PELHAM AVENUE  
SCARTH  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 3NQ



Situated on this sought after tree lined Avenue we are pleased to offer this executive detached bungalow occupying a lovely wide corner plot set within landscaped gardens complimented by an attractive stone bonded driveway. Sympathetically refurbished over the years this is an impressive single storey dwelling which deserves more than a passing glance. Including a pleasant Entrance Porch with double doors leading into the spacious open plan Lounge arched to the Dining Room with sliding patio doors into the uPVC Conservatory over looking the rear garden. The smart modern Kitchen features a range of quality integrated appliances whilst an inner hall serves two excellent double Bedrooms each with built in wardrobes, a Family Bathroom and a separate Cloakroom with w.c. Enjoying a broad frontage laid to lawn with a feature pond, additional side garden, detached brick Garage with an electric door. There is a generous driveway and a further hard standing/drive area. Highly recommended. NO CHAIN. EPC Rating - D

£230,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## GROUND FLOOR

### ENTRANCE PORCH

An attractive twin pillared canopy with uPVC front door gives access to an enclosed Entrance Porch. A pleasant entrance with a blind arch, a radiator and a uPVC double glazed window. Further glazed double doors open into the Lounge.

### LOUNGE

**6.78m (22'3") x 3.76m (12'4") plus 2.77m (9'1") x 2.74m (9'0")**

A bright and welcoming 'L' shaped room with large uPVC diamond leaded windows giving dual aspect views onto the front gardens and driveway featuring a Yorkstone fireplace with displays and tiled recess for electric fire. There is coving to the ceiling and two radiators. An open archway leads through to the Dining Area.

### DINING AREA

**2.77m (9'1") x 2.74m (9'0")**

With coving to the ceiling, a radiator, glazed door to the Kitchen and a sliding uPVC patio door into the Conservatory.

### CONSERVATORY

**3.40m (11'2") x 3.25m (10'8")**

Built on a brick base with a laminate floor, a radiator, polycarbonate roof with ceiling fan light and a sliding uPVC patio door onto the rear garden.

### KITCHEN

**3.84m (12'7") x 2.74m (9'0")**

A modern Kitchen featuring a range of smart cabinets in a light maple finish with glass displays. Complementary high gloss marble finish worksurfaces incorporate a 1.5 bowl sink with single mixer tap and tile splash back to walls with underlighting to the units. Quality appliances include a Logic induction hob with overhead pull out cooker hood and extractor fan, a double Kenwood fan assisted oven and grill, built in Bosch dishwasher, integrated fridge and freezer and plumbing for automatic washing machine. There is plenty of kitchen storage including deep pan drawers with soft close facility. The Kitchen has a smart ceramic tile floor with a radiator, a uPVC double glazed rear window and further double glazed door onto the garden.

### INNER HALLWAY

With coving to the ceiling, loft access with pull down ladder to a useful storage room with power and light.

### CLOAKROOM

A large Cloakroom with a two piece white suite comprising close coupled w.c, scalloped wash hand basin with tile splash back, a radiator and a uPVC double glazed rear window.



LOUNGE



DINING AREA



CONSERVATORY



KITCHEN



### BEDROOM ONE

4.27m (14'0") x 3.96m (13'0")

A superb Master Bedroom fitted with tailored wardrobes forming a double bed recess with over head storage, built in cornice with concealed lighting incorporating side drawers and further matching wardrobes along one wall with open corner shelving. There is matching dressing table available by separate negotiation. The room is tastefully decorated with coving to the ceiling, a radiator and features a large walk in uPVC double glazed bay window to the front elevation.

### BEDROOM TWO

3.66m (12'0") x 4.22m (13'10")

Another large double Bedroom with built in wardrobes and overhead storage, coving to the ceiling, a radiator and a uPVC double glazed rear window.

### BATHROOM

3.28m (10'9") x 1.78m (5'10")

A soft cream coloured bathroom suite comprising close coupled w.c, pedestal wash hand basin and panel bath with shower over bath and folding screen. Partly tiled to dado height with a heated towel rail and further large storage cupboard housing the combination central heating boiler. There is a uPVC double glazed side window.

### OUTSIDE

#### DETACHED BRICK GARAGE

5.44m (17'10") x 2.74m (9'0")

With power and light, separate RCD, insulated roof, electric roller front door and further courtesy door onto the garden.

The property occupies an unusually large frontage on the corner of Pelham Avenue surrounded by landscaped gardens on three sides. An attractive stone bonded driveway leads in turn to the Garage with additional hard standing and gated drive. The front garden features a lovely ornamental pond with rockery whilst a low brick wall and railings define the boundaries. The rear garden is secure, fenced and hedged to the perimeters and is neatly laid to lawn with an attractive heritage patio. To the side of the bungalow is a delightful gravel garden with an attractive ornamental wall and railings with gated access to the front.

### SERVICES

Mains gas, water, electricity and drainage are connected.

### CENTRAL HEATING

Comprises radiators as detailed above connected to the combination central heating boiler located in the Bathroom cupboard.



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BATHROOM

### 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 D.

### TENURE

Freehold - subject to Solicitors verification.

### VIEWING

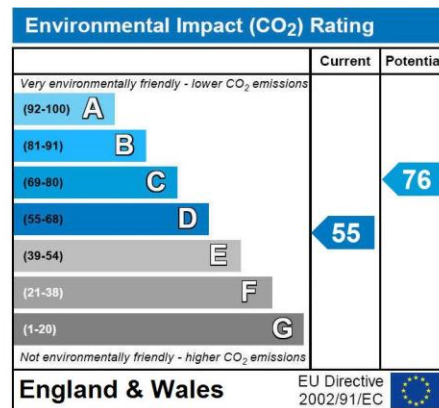
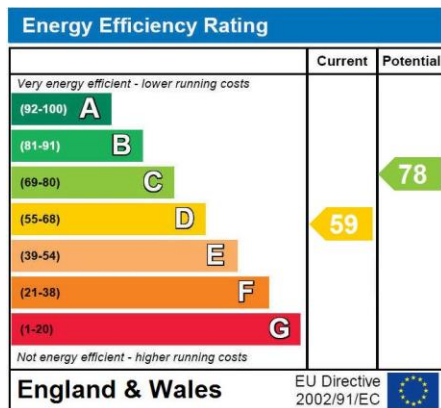
By appointment through the Agents on Grimsby 311000.



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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