

MARTIN MASLIN

155 FAIRWAY
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 ONE



Enjoying views overlooking fields to the rear, a most desirable semi detached bungalow with the addition of a uPVC Conservatory and a large detached Garage. Recently decorated throughout this single storey dwelling is ready-to-move-into with no forward chain benefitting from a gas central heating system and uPVC double glazing. Featuring Karndean flooring to the newly fitted smart Kitchen and Bathroom, upgrading to the wiring and cavity wall insulation. Accommodation includes a large Entrance Hall, rear Lounge linking the Conservatory, a smart shaker style Kitchen in a dove grey finish, two excellent size double Bedrooms and a modern Bathroom with a white suite. Set in good size gardens with a long driveway and large detached Garage. Highly recommended. EPC Rating - D

£145,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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ENTRANCE PORCH

An enclosed entrance porch with a uPVC front door and matching side panel.

ENTRANCE HALL

5.49m (18'0") x 1.37m (4'6") extending to 2.44m (8'0")

A pleasant hallway decorated in pastel colours with built in meter cupboards, a radiator and coving to the ceiling. There is access to the loft space.

LOUNGE

3.78m (12'5") x 3.48m (11'5")

A lovely room with connecting door to the conservatory featuring an attractive oak veneered fire surround with conglomerate marble in lay and hearth housing a living flame style electric fire. It has a radiator and coving to the ceiling. A sliding patio door provides access into the conservatory.

CONSERVATORY

3.23m (10'7") x 2.74m (9'0")

A delightful room overlooking the garden with low panoramic uPVC style windows and French double glazed doors giving views and access onto the gardens.

KITCHEN

3.66m (12'0") x 2.74m (9'0")

A smart modern kitchen in a shaker style light dove grey high gloss finish. Complementary marble effect worksurfaces incorporate a 1.5 bowl sink with mixer tap and matching upstands. Built in appliances include a 4 ring ceramic hob with glass back plate, over head chimney style extractor fan and lighting and single electric oven beneath. The kitchen features a designer Karndean floor providing space for a small table and chairs, a radiator and dual aspect uPVC windows. There is a further double glazed door onto the driveway.

BEDROOM ONE

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

A lovely size bedroom recently decorated in pastel colours with a radiator, coving to the ceiling and complementary dado rail. It has two uPVC double glazed side windows and a large double glazed window over looking the front garden.

BEDROOM TWO

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

Another good size double bedroom with coving to the ceiling, a radiator and a uPVC double glazed front window.

BATHROOM

With a modern bathroom suite in white comprising close coupled w.c, pedestal wash hand basin with pillar style mixer taps, a corner 'P' shaped bath with Aqualisa thermostatic shower and hand rail, additional mixer tap and curved glass screen. It has Marbrex wall panel boards, a designer Karndean floor, a radiator and two uPVC double glazed windows.



ENTRANCE HALL



LOUNGE



CONSERVATORY



KITCHEN

OUTSIDE

DETACHED BRICK GARAGE

5.38m (17'8") x 2.51m (8'3") internally

With further overhead loft storage, two uPVC windows and double timber doors opening to the driveway.

The front garden has been gravelled for ease of maintenance with plants and shrubs set behind a brick and coping stone wall boundary. A generous tarmac and concrete driveway leads through double gates in turn to the Garage. The rear garden forms one of the main attractions with the most delightful far reaching views onto farmland at present. The garden is mainly lawned with a generous patio area and a decked patio behind the Garage with fencing and edging to the perimeters.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal central heating boiler located in the Kitchen.

DOUBLE GLAZING

The property has the benefit of uPVC 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 B.

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



KITCHEN



BEDROOM ONE



BEDROOM TWO



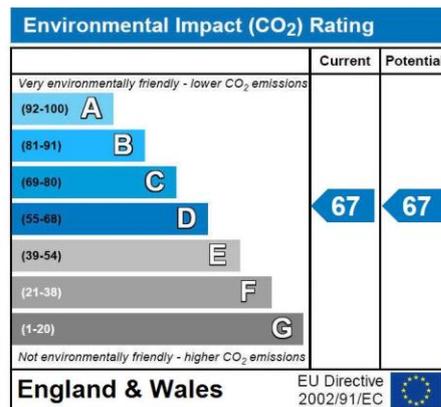
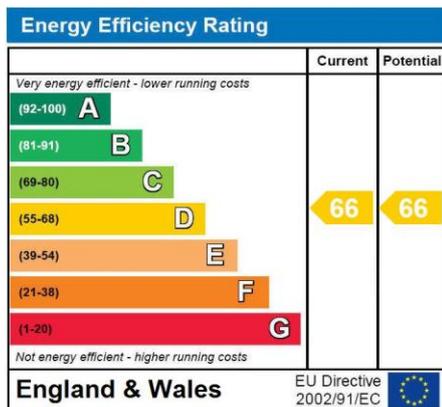
BATHROOM



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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