

# MARTIN MASLIN

1 LYTHAM DRIVE  
WALTHAM  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 0DG



This lovely detached bungalow is located on Lytham Drive, a pleasant cul-de-sac of similar properties leading off Chestnut Road in Waltham. Home to the same owner for around thirty years the cherished accommodation benefits from gas central heating and uPVC framed double glazing and offers flexibility of layout and use depending upon a buyers needs. Briefly comprising:- Entrance Lobby, Reception Hall, 22'2 Lounge/Diner extending across the full width of the bungalow, Kitchen with maple finish units, three Bedrooms (one suitable for alternative use as a Study/Hobby Room) and updated Shower Room with contemporary suite. The gardens are of excellent size and are designed for ease of maintenance with gravel concrete and paving. There is a single Garage with electric door and plenty of additional parking. Viewing recommended. EPC Rating - C

£185,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## ENTRANCE LOBBY

With glazed double doors.

## RECEPTION HALL

An 'L' shape hallway which gives access to all the principal rooms. There is a central heating radiator and a meter cupboard.



RECEPTION HALL

## LOUNGE/DINER

**6.76m (22'2") x 3.48m (11'5")**

A well proportioned room extending across the full width of the bungalow and providing space for sitting and dining. There are two windows and a central heating radiator and the sitting area features a classic oak fireplace with a Valor Homeflame gas fire.



LOUNGE/DINER

## KITCHEN

**2.92m (9'7") x 2.74m (9'0")**

Equipped with a range of maple finish wall and base cabinets with marbled worksurfaces incorporating a single drainer stainless steel sink unit. There is space for freestanding appliances, the walls are fully tiled and there is a wall mounted Baxi gas boiler. A glazed door leads to a pathway at the side of the bungalow.

## BEDROOM ONE

**3.15m (10'4") x 3.05m (10'0")**

With a central heating radiator and a window looking out onto the rear garden.



LOUNGE/DINER

## BEDROOM TWO

**3.15m (10'4") x 3.05m (10'0")**

Again positioned at the rear of the bungalow and with a central heating radiator.

## BEDROOM THREE

**2.64m (8'8") x 2.59m (8'6")**

Equally suitable as a Study or Hobby Room and with a central heating radiator and a window looking out to the driveway side of the property.



LOUNGE/DINER

## SHOWER ROOM

**1.96m (6'5") x 1.78m (5'10")**

Featuring a white suite comprising a w.c. with push button flush, a pedestal washbasin and a rectangular shower cubicle with a Mira Advance electric shower. The walls are part tiled and there are storage shelves and a central heating radiator.

## OUTSIDE

## GARAGE

**2.92m (9'7") x 6.71m (22'0")**

A brick built garage with an electronically operated door, an inspection pit and a side door.

The bungalow stands within very good size rectangular shaped gardens which are designed for ease of maintenance. To the front there is a gravelled area plus a wide concrete driveway with splayed frontage to facilitate the parking of several vehicles. A fence with gate separates the drive from the rear garden which is itself laid to gravel, paving and concrete. The boundaries are fenced and there are shrubs and plants to one side of the garden.

#### SERVICES

Mains gas, water, electricity and drainage are connected.

#### CENTRAL HEATING

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

#### DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

#### LOCAL AUTHORITY

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

Lytham Drive is a pleasant cul-de-sac which leads off Chestnut Road which itself leads off the southern side of Barnoldby Road. The village centre offers a wide range of facilities including specialist retailers, supermarkets, Public Houses and restaurants, opticians, hairdressers etc. Regular buses run along Barnoldby Road.



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



SHOWER ROOM



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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