

# MARTIN MASLIN

54 BRIAN AVENUE  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN32 9DD



Situated in this sought after position lying just off Middlethorpe Road within walking distance of local shops, a most delightful semi detached bungalow. The bungalow is beautifully presented throughout benefitting from attractive Georgian style uPVC double glazed windows and a gas central heating system. Accommodation includes:- a large Hallway, Lounge, modern Kitchen with white units, two good size Bedrooms and a Bathroom with white suite. The property also has the advantage of approval to erect a single storey rear extension to include a loft conversion and a dormer to the front if required. Enjoying a lovely plot standing in attractive gardens with a single Garage and generous paved driveway. Highly recommended. NO FORWARD CHAIN. EPC Rating - D

£147,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

**Accommodation comprises:-**

### **ENTRANCE HALL**

**3.17m (10'5") extending to 4.19m (13'9") x 1.90m (6'3")**

A welcoming Entrance Hall decorated in pastel colours with coving to the ceiling, a radiator and a uPVC double glazed front door.

### **LOUNGE**

**4.27m (14'0") x 3.20m (10'6")**

A lovely room featuring an accent adorned chimney breast with light oak fire surround and feature marble inlay housing a living flame gas fire. The room is decorated in light pastel colours with two uPVC double glazed side windows allowing for maximum natural light into the room, a larger front double glazed window, a radiator and coving to the ceiling.

### **KITCHEN**

**3.00m (9'10") x 2.39m (7'10") extending to 2.95m (9'8")**

A smart and well equipped modern shaker style Kitchen in a matt white finish fitted with matching cornice and some glass displays. Polished wood effect work surfaces incorporating a 1.5 bowl stainless steel sink with mixer taps and tiled splash back. There is a slot in cooker, pull out cooker hood and extractor fan, an under counter fridge and freezer and a tumble dryer. In addition, there is plumbing for an automatic washing machine. The Kitchen is well decorated with coving to the ceiling complemented by a wood effect vinyl floor and tiling to walls. It has a radiator, uPVC double glazed rear window and a uPVC double glazed exterior door onto the garden.

### **BEDROOM ONE**

**3.81m (12'6") x 2.95m (9'8") to wardrobes**

Fitted with a range of classic style wardrobes forming a dressing table area with over head storage. It has coving to the ceiling, a radiator and a uPVC double glazed front window.

### **BEDROOM TWO**

**3.91m (12'10") x 2.51m (8'3")**

Another good size Bedroom well decorated with a radiator and a uPVC double glazed rear window.

### **BATHROOM**

**3.00m (9'10") x 1.65m (5'5")**

Partly tiled with a white shell design suite comprising close coupled w.c, pedestal wash hand basin and panel bath. It has a thermostatic shower with rail/curtain, heated towel rail, access to the loft space, an extractor fan and a uPVC double glazed rear window.



LOUNGE



KITCHEN



KITCHEN



BEDROOM ONE

## OUTSIDE

### GARAGE

**4.88m (16'0") x 2.97m (9'9") internally**

A single concrete sectional Garage with courtesy side door, a glazed window and up and over front door.

The property has an attractive front garden mainly lawned with shrub borders set behind a low brick and coping stone wall boundary. A generous paved driveway leads in turn through solid timber gates to the Garage. There is a good size rectangular shaped garden with a paved patio, shaped lawn, mature conifers and fencing to the perimeters.

### SERVICES

Mains gas, water, electricity and drainage are connected.

### CENTRAL HEATING

Comprises radiators as detailed above connected to the Logic + Ideal combination central heating boiler located in the 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 B.

### TENURE

Freehold - subject to Solicitors verification.

### AGENTS NOTE

The bungalow has received a Notice of Decision with application DM/0360/17/FUL. The proposal is to erect a single storey rear extension to include a loft conversion and a dormer to the front.

### VIEWING

By appointment through the Agents on Grimsby 311000.

### NB

All curtains, blinds and light fittings are to be included in the sale of the property.



BEDROOM TWO



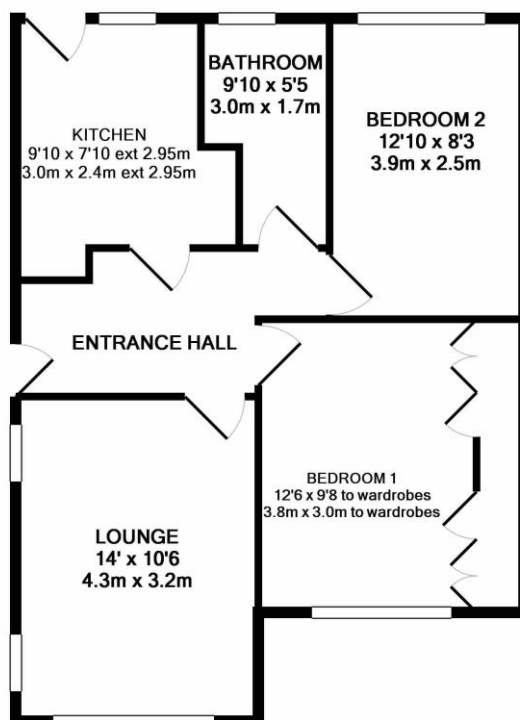
BATHROOM



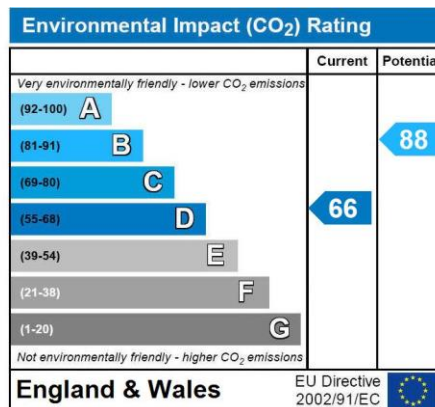
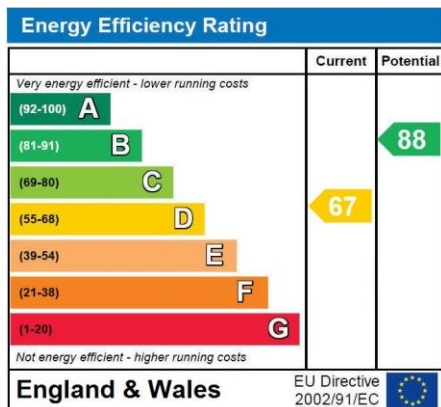
OUTSIDE



OUTSIDE



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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