

# MARTIN MASLIN

VALLEY COTTAGE  
THE AVENUE  
EAST RAVENDALE  
NEAR GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 0RX



Situated in an area of Outstanding Natural Beauty this detached bungalow is set within a woodland plot which extends to over an acre and offers great potential for enlargement and further enhancement (subject to any necessary Permissions). Alternatively a purchaser could take advantage of the permission already granted to replace the property with a stunning new home. The existing bungalow has the benefit of LPG central heating and some uPVC framed double glazing and briefly comprises: Conservatory Entrance Lobby, Utility Room, Kitchen with built-in appliances, Study, Lounge, Dining Room, two double Bedrooms, rear entrance lobby and Bathroom. There is plenty of space for parking vehicles and the gardens include a further woodland area "across the road".

£295,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## CONSERVATORY ENTRANCE LOBBY

## UTILITY ROOM

With a Biasi LPG gas boiler and green cabinets,

## KITCHEN

**3.89m (12'9") x 2.26m (7'5")**

Fitted with a range of green cabinets with butchers block style worktops incorporating a single drainer 1.5 bowl stainless steel sink unit. Built-in appliances comprise a Lamona electric oven and a Lamona four ring hob. Double aspect windows provide plenty of natural light and lovely views. Central heating radiator.



KITCHEN

## STUDY

**2.90m (9'6") x 2.13m (7'0")**

A useful room providing flexible space and with a central heating radiator.

## LOUNGE

**3.96m (13'0") x 3.91m (12'10")**

Well proportioned and with a multi-fuel stove, a recessed double cupboard and a central heating radiator.



KITCHEN

## DINING ROOM

**3.96m (13'0") x 3.96m (13'0")**

A square shaped room linking to the Lounge and with a central heating radiator.

## REAR ENTRANCE LOBBY

With a door to the rear garden.

## BEDROOM ONE

**4.57m (15'0") x 3.30m (10'10")**

An excellent size bedroom with double aspect windows and a central heating radiator.

## BEDROOM TWO

**3.91m (12'10") x 2.29m (7'6")**

With two central heating radiators and an access hatch to the roof space.

## BEDROOM FIVE

**2.13m (7'0") x 2.08m (6'10")**

Attractively tiled and featuring a shaped shower bath, a concealed cistern w.c. and a semi recessed handbasin. There is a mixer shower above the bath with a curved shower screen. Central heating radiator.

## OUTSIDE

The bungalow is set in an elevated position at the side of The Avenue which leads down into Ravendale Valley as it is known locally. The grounds extend to over an acre in total and are currently laid mainly to grass with significant areas of established woodland behind. A small area of woodland positioned "across the road" is also included in the sale. There is plenty of space within the main garden for parking numerous vehicles.



LOUNGE



DINING ROOM

## SERVICES

Mains water and electricity are connected. Drainage is to a septic tank.

## PLANNING PERMISSION

Planning Permission was granted on February 13th 2013 to demolish the existing bungalow and erect a stunning new home which will combine the visual appeal of a thatched cottage linked to a two storey red brick barn. The overall property will provide excellent accommodation and full details can be viewed on North East Lincolnshire's Planning website using Application Reference DC/819/12/WOL.

## LOCAL AUTHORITY

North East Lincolnshire Council.

## COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Tax Band C.

## TENURE

Freehold - subject to Solicitors verification.

## VIEWING

By appointment through the Agents on Grimsby 311000.



BEDROOM ONE



BEDROOM TWO



BATHROOM



OUTSIDE



OUTSIDE

13039

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**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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