

MARTIN MASLIN

141 PELHAM AVENUE
SCARTHO
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3NE



Situated on ever popular Pelham Avenue within walking distance of Scartho centre, this lovely detached bungalow offers charming accommodation with the benefit of gas central heating, uPVC double glazing and a security alarm. Updated and enhanced by the current owner when he moved in fifteen years ago the accommodation comprises:- Open plan Entrance Lobby, elegant Lounge with Minster style fireplace, 18'10 Dining Kitchen with maple units and a host of quality built-in appliances, side Entrance Lobby, two Bedrooms (both with wardrobes and one with patio doors to the garden) Study (originally the third bedroom) and Shower Room. The south facing grounds are a delight with lawns, a profusion of shrubs, a 'hidden' garden and a Garage. Viewing recommended.

EPC Rating - D

£195,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

THE ACCOMMODATION COMPRISES:-

FRONT ENTRANCE LOBBY

Linking in an open plan style to the Dining Kitchen and with a glazed door to the Lounge.

LOUNGE

5.64m (18'6") x 3.43m (11'3")

An elegant room featuring a Minster style composite firesurround with an electric fire. There are double aspect windows and two central heating radiators. A door links through to the inner lobby which then serves the bedrooms.

DINING KITCHEN

5.74m (18'10") x 3.15m (10'4")

Enlarged by the current owner by removing the original wall between this room and the former Entrance Hall. The Dining Kitchen is equipped with a comprehensive range of maple finish wall and base cabinets with Corian style worksurfaces incorporating 1.5 inset sinks. Built in appliances comprise a Neff electric oven, a Neff 4 ring ceramic hob with extractor above, a microwave oven, a fridge and freezer, an automatic washing machine and a dishwasher. There are windows to two elevations plus two central heating radiators.

SIDE ENTRANCE HALL

With doors to the front and rear gardens and another giving access to the Garage.

INNER LOBBY

Centrally positioned within the bungalow and linking to the bedrooms. There are wall mounted display/storage shelves.

BEDROOM ONE

3.96m (13'0") x 3.25m (10'8")

With patio style doors opening to the rear garden and a range of built in furniture including wardrobe storage cupboards and a dresser with a mirror above. Central heating radiator.

BEDROOM TWO

3.35m (11'0") x 3.05m (10'0")

With a range of maple finish furniture including wardrobes and overbed cupboards forming a single bedhead recess. Central heating radiator.

STUDY/BEDROOM THREE

2.49m (8'2") x 2.21m (7'3")

Equipped for use principally as a study with a range of built in furniture including low level cupboards and book shelves. Central heating radiator.



LOUNGE



LOUNGE



DINING KITCHEN



DINING KITCHEN

SHOWER ROOM

2.67m (8'9"max) x 1.52m (5'0")

Fully tiled and with a white suite comprising a semi recessed washbasin, a concealed cistern w.c. and a quadrant shaped shower cubicle with a Bristan chrome mixer shower. There are toiletry storage cupboards and a combined central heating radiator/heated towel warmer.

OUTSIDE

GARAGE

4.75m (15'7") x 2.74m (9'0")

With electric light and power and an electrically operated roller door.

The bungalow is set within lovely gardens which are principally rectangular in shape. The front boundary is formed by a mature hedge which provides privacy and a driveway serves the garage and facilitates the parking of additional vehicles. The rear garden is an enthusiasts delight with a sizeable lawn surrounded by a variety of established shrubs. The southern end of the garden slopes slightly downwards to a hidden 'grotto' of shrubs, plants and walkways which are an absolute delight. There is a useful garden shed plus a decking terrace with an extending sun canopy above.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Potterton gas boiler in the loft area.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

SECURITY

A security alarm is installed.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

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.



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO

LOCAL AUTHORITY

Pelham Avenue leads off the southern end of Scartho Road and the property lies just a few minutes walk from Scartho 'village' centre with its range of facilities, including tearooms, a tapas bar, supermarkets, hot food takeaways, health centre etc.



STUDY/BEDROOM THREE



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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