

MARTIN MASLIN

8 LINWOOD AVENUE
SCARTHO
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2NL



Situated on the corner of Linwood Avenue and Croxby Avenue this traditional detached bungalow offers deceptively spacious accommodation with gas central heating and uPVC framed double glazing. It stands within good size established gardens which feature lawns, trees, shrubs etc and there is ample parking for two/three cars. Briefly comprising:- Entrance Hall, Living Room, Kitchen with chestnut units and built in appliances, rear Lobby, three double Bedrooms (although one currently features a brick fireplace and has been used as an extra daytime room) and Bathroom with a white suite and a shower over the bath. The facilities of Scartho village are just a few minutes away and the property is available on a no chain basis. EPC Rating - D

£164,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

ENTRANCE HALL

LIVING ROOM

4.50m (14'9") x 3.66m (12'0") plus bay

A good size room featuring a classic white fireplace and a bay window looking out across the front garden. There is a central heating radiator.

KITCHEN

4.04m (13'3") x 2.13m (7'0")

Fitted with a range of chestnut finish wall and base cabinets with light coloured worksurfaces incorporating a taupe composite 1.5 bowl sink unit. Built in appliances comprise an oven and a four ring gas hob with an extractor canopy above. There is a wall mounted Baxi Duotec gas boiler and a central heating radiator. The walls are part tiled.

REAR LOBBY

1.65m (5'5") x 1.12m (3'8")

With a door leading outside.

BEDROOM ONE/SITTING ROOM

3.35m (11'0") x 3.35m (11'0") plus bay

A pleasant room offering flexible space either as a daytime room or a bedroom and featuring a brick fire surround with an open fire grate. There is a central heating radiator.

BEDROOM TWO

3.35m (11'0") x 3.28m (10'9")

A good double bedroom with a central heating radiator.

BEDROOM THREE

3.30m (10'10") x 2.84m (9'4")

Again large enough to accommodate a double bed if required and with a central heating radiator.

BATHROOM

2.21m (7'3") x 1.83m (6'0")

With a white suite comprising a panel bath with a Redring Plus 8 electric shower above, a pedestal washbasin and a w.c. The walls are part tiled and there is a central heating radiator.

OUTSIDE

The bungalow stands within mature gardens on the corner of Linwood Avenue and Croxby Avenue. Vehicular access leads to driveway parking spaces for a couple of cars whilst the remainder of the good size gardens are principally lawned. There are numerous established shrubs and trees and due to its position the property effectively benefits from garden to three sides. There is a garden shed and another small store plus a small patio area.



LIVING ROOM



LIVING ROOM



KITCHEN



KITCHEN

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazed windows and front door.

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.

LOCATION AND AMENITIES

Linwood Avenue links Waltham Road with Croxby Avenue and the facilities of the 'village' of Scartho are only a few minutes walk away. Regular buses serve the general area and a range of local amenities including supermarkets, specialist shops and a Health Centre are within reach.



BEDROOM ONE/SITTING ROOM



BEDROOM ONE/SITTING ROOM



BEDROOM TWO



BEDROOM THREE



BATHROOM



OUTSIDE



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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