

# MARTIN MASLIN

48 PRIORY ROAD  
WYBERS WOOD  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 9QH



Occupying a large corner plot screened by tall mature conifers, a pleasant semi detached bungalow offered for sale with no forward chain. Recently decorated this single story dwelling provides comfortable accommodation which would perfectly suit a retirement couple or young family wishing to extend subject to planning permission. Benefiting from uPVC framed double glazing and a gas central heating system the accommodation includes:- Aluminium front Conservatory with a uPVC front door giving access to a small porch and hallway. There is a good size Lounge with a marble fireplace and French doors leading onto the garden, a fully tiled Kitchen with a range of cabinets, two good size Bedrooms and a modern Bathroom suite in white complete with a corner bath. The property is well situated on this popular development and stands within its own private gardens and has a small single garage and driveway to the side. EPC Rating - D

£114,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

### CONSERVATORY

**3.73m (12'3") x 2.49m (8'2")**

A single glazed aluminium framed conservatory with double doors provides access to the front uPVC double glazed entrance door.

### INNER PORCH

A small inner porch with a part glazed door leads into the main entrance hall.

### HALLWAY

The hallway is 'L' shaped with two useful storage cupboards, a radiator and a loft hatch.

### LOUNGE

**5.11m (16'9") x 3.28m (10'9")**

A pleasant room tastefully decorated in pastel colours featuring a marble fireplace housing a living flame style electric fire. It has coving to the ceiling, a radiator and French uPVC double glazed doors giving access onto the rear garden.

### KITCHEN

**3.35m (11'0") x 3.12m (10'3")**

A fully tiled kitchen fitted with a range of base and wall mounted units some with glass display fronts. Complimentary work surfaces incorporate a stainless steel sink with mixer taps and tiled splash back. There is an electric cooker point, plumbing for an automatic washing machine and a wall mounted gas central heating boiler with controls. The kitchen has a radiator, a uPVC double glazed rear window and a further double glazed door onto the garden.

### BEDROOM ONE

**3.96m (13'0") to wardrobe x 4.52m (14'10") to wall x 3.28m (10'9")**

A good size bedroom with built in wardrobes having overhead storage, cupboards, a radiator and a uPVC double glazed bow front window.

### BEDROOM TWO

**3.15m (10'4") x 2.39m (7'10")**

With a radiator and uPVC double glazed bow front window.

### BATHROOM

**2.08m (6'10") x 2.08m (6'10")**

A smart bathroom fully tiled with a white suite comprising a close coupled w.c, pedestal wash and basin and a corner bath with a shower over. It has coving to the ceiling, a radiator and a uPVC double glazed side window.



CONSERVATORY



HALLWAY



LOUNGE



LOUNGE

## OUTSIDE

### GARAGE

6.10m (20'0") x 2.90m (9'6")

A concrete sectional garage with an up and over door.

The property occupies a particularly large corner plot for the locality screened by mature conifer hedging ensuring privacy for the present owners. Lawned gardens sweep around the property on three sides where there is a concrete driveway leading in turn to the garage. Behind the lounge is a small gravelled garden with mature plants and shrubs.

### SERVICES

Mains gas, water, electricity and drainage are connected.

### CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal Icos HE18 central heating boiler located in the Kitchen. The hot water cylinder is located in the loft.

### DOUBLE GLAZING

The property has the benefit of uPVC framed glazing with the exception of the conservatory which is aluminium single glazed.

### 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.

### VIEWING

By appointment through the Agents on Grimsby 311000.



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BATHROOM



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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