

MARTIN MASLIN

19 WESTFIELD ROAD
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0DU



Situated towards the western side of the eternally popular village of Waltham this semi detached dormer bungalow provides flexible accommodation with the benefit of gas central heating and uPVC framed double glazing. The layout offers one double bedroom at ground floor level and another bedroom upstairs although due to the size of the Living/Dining Room, the current Lounge could be utilised as a further double bedroom if required. Briefly comprising: - Reception Hall, Lounge with black granite fire surround, 18'10 Living/Dining Room linking via an arch to the Kitchen with beech finish units, two Bedrooms and recently updated Bathroom with a stylish white suite and shower above the bath. There is a resin bonded driveway and patio plus established lawned gardens. Early vacant possession. EPC Rating - D

£147,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises: -

GROUND FLOOR

RECEPTION HALL

An 'L' shaped hallway with a central heating radiator.

LOUNGE

3.66m (12'0") x 3.66m (12'0")

A pleasant room at the front of the property featuring a back polished granite fire surround with a living flame gas fire. There are wall light points and a central heating radiator.

LIVING/DINING ROOM

5.74m (18'10") x 2.62m (8'7")

A spacious room extending across the full width of the property and from where the staircase with ranch style balustrade leads to the first floor. A cupboard houses the iMini C24 gas boiler and there are two central heating radiators. An archway links in an open plan style to the Kitchen.

KITCHEN

3.25m (10'8") x 2.62m (8'7")

Fitted with a range of beech finish wall and base cabinets with grey worktops incorporating a single drainer black composite sink unit. There is space and provision for appliances and a door leads out into the rear garden.

BEDROOM ONE

3.05m (10'0") x 3.00m (9'10")

A lovely bedroom with two wall light points and a central heating radiator.

BATHROOM

1.98m (6'6") x 1.63m (5'4")

Stylishly updated and featuring a white suite comprising a 'P' shaped bath with a Triton Cara electric shower above, a semi recessed washbasin and a concealed cistern w.c. The walls are fully tiled and there is a shower screen and a heated towel warmer.

FIRST FLOOR

LANDING

BEDROOM TWO

3.10m (10'2") x 2.44m (8'0")

With an eaves storage cupboard and a central heating radiator.

OUTSIDE

The property is set within established gardens with lawns to both the front and the rear. A resin bond driveway provides space for vehicles and a matching pathway and patio is positioned behind the bungalow. The front garden features mature shrubs and the boundaries are fenced.



LOUNGE



LOUNGE



LIVING/DINING ROOM



LIVING/DINING ROOM

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the iMini C24 gas combination boiler.

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.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Westfield Road leads off the southern side of Barnoldby Road and the property lies just a few minutes walk from the centre of Waltham village with its excellent range of local shopping facilities and other amenities.



LIVING/DINING ROOM



KITCHEN



KITCHEN



BEDROOM ONE



BATHROOM



BATHROOM



BEDROOM TWO



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.

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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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