

MARTIN MASLIN

**24 ASHBY ROAD
CLEETHORPES
NORTH EAST LINCOLNSHIRE
DN35 9PG**



Situated in a highly sought-after area of Cleethorpes, just off Middlethorpe Road and within easy walking distance of local shops, schools, and amenities, this beautifully presented semi-detached dormer bungalow offers stylish, move-in-ready accommodation throughout. Recently professionally decorated in a timeless white colour scheme, the property has also benefited from new carpets, updated electrical sockets, and a range of improvements designed to create the perfect home for immediate occupation. The well-planned accommodation begins with a welcoming entrance hall featuring a staircase to the first floor, leading through to a generously sized lounge ideal for relaxing and entertaining, complete with a feature fireplace. The attractive dining kitchen is fitted with modern shaker-style cabinetry, built-in appliances, and ample space for dining, making it a practical yet sociable heart of the home. A modern ground-floor bathroom is fitted with a white suite and a shower over the bath. Upstairs, the property boasts three good-sized bedrooms, offering versatile accommodation for families, guests, or home working. Outside, the home continues to impress with a lovely west-facing garden, perfect for enjoying afternoon and evening sunshine. The exterior has recently been redecorated in striking black and white — a proud nod to the owner's passion for Grimsby Town F.C., affectionately known as the Mariners. Recently reduced, this true gem of a property combines style and comfort and is now ready for its next owners to move straight in and enjoy.

£195,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A canopied side entrance porch with double glazed front door leads directly into the Hallway.

HALLWAY

With a staircase to the first floor.

LOUNGE

4.83m (15'10") x 3.96m (13'0")

Lovely dual aspect room with exposed brick fireplace and gas fire.

BATHROOM

1.88m (6'2") x 1.68m (5'6")

Fully tiled with a white suite featuring built-in furniture, Van unit with WC and Powell bath with shower over.

DINING KITCHEN

5.92m (19'5") x 3.05m (10'0") MAX

Playing a range of cream shake down cabinets with quality built-in appliances open plan dining area ideal for entertaining.

LANDING

BEDROOM ONE

4.14m (13'7") x 2.84m (9'4")

With two built-in storage cupboards

BEDROOM TWO

4.47m (14'8") x 2.36m (7'9") inc. bulkhead

A good size double bedroom with a dual aspect and two radiators.

BEDROOM THREE

2.62m (8'7") x 2.39m (7'10")

Another good size room with a radiator and a uPVC double glazed window.

GARAGE

5.79m (19'0") x 2.74m (9'0")

A concrete sectional garage with power, light and an up and over front door.

OUTSIDE

Attractive designed low maintenance front garden with a smart resin bonded driveway.

To the rear is an attractive patio and good size lawned garden enjoying a west facing aspect .



HALLWAY



LOUNGE



BATHROOM



DINING KITCHEN

GENERAL INFORMATION

Mains gas water drainage and electricity are all connected and broadband speeds and available to be access via the off com checker website. Central heating comprises radiators state above connected to the gas central heating boiler in bedroom one. The property has the benefits of UPVC frame or glazing. The local authority is the Northeast Lincolnshire Council and the property is in Council tax band. B The tenure is freehold subject to solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



DINING KITCHEN



DINING KITCHEN



LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM TWO



BEDROOM THREE



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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Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk