

# MARTIN MASLIN

46 WINTRINGHAM ROAD  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN32 0PA



A good opportunity to purchase this traditional bay fronted mid terrace house with two reception rooms, three Bedrooms and two Bathrooms situated within walking distance of the Town Centre. The property is offered with no forward chain and benefits from a gas central heating system and uPVC double glazing. Briefly comprising:- Entrance Hall, a bay fronted Sitting Room, a generous Dining Room, a good size Kitchen and a specifically designed ground floor wet room for disabled use. On the first floor there are three Bedrooms and a modern Bathroom with a three piece white suite. The property enjoys a good size rear garden with a south facing aspect featuring patio and lawn areas.

EPC Rating - D

£65,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

## GROUND FLOOR

A canopied porch with a part glazed front door gives access to the Entrance Hall.

## ENTRANCE HALL

With a laminate floor where the staircase leads to the first floor and a radiator.

## FRONT SITTING ROOM

**4.09m (13'5") into bay x 2.92m (9'7")**

A good size room featuring a walk in uPVC bay window, chimney breast with fireplace recess and a radiator.



FRONT SITTING ROOM

## DINING ROOM

**4.04m (13'3") x 3.58m (11'9") extending to 4.57m (15'0") into understairs recess**

A good size room with a laminate floor and understairs recess and light window into the Sitting Room. It has a radiator and a uPVC double glazed rear window.



DINING ROOM

## KITCHEN

**4.29m (14'1") x 2.44m (8'0")**

Fitted with a range of light oak fronted base and wall mounted units with complementary work surfaces incorporating a stainless steel sink with mixer taps and tile splash back. There is a gas cooker point, plumbing for an automatic washing machine and vent for a tumble dryer. The kitchen has an extractor fan, a uPVC double glazed side window and further double glazed door onto the garden.



KITCHEN

## WET ROOM

**2.39m (7'10") x 1.96m (6'5")**

Specially designed for disabled use featuring a wet floor with tile surround to an open shower area with electric shower and rail/curtain. It has a two piece white suite, close coupled w.c, pedestal wash hand basin and a radiator. There are two uPVC windows to the rear aspect.



WET ROOM

## FIRST FLOOR

### SPLIT LEVEL LANDING

With a radiator.

### BEDROOM ONE

**3.99m (13'1") x 3.66m (12'0")**

With a built in cupboard providing access to the loft space. It has a radiator and a uPVC double glazed front window.

### BEDROOM TWO

**3.61m (11'10") x 3.10m (10'2")**

With a radiator and a uPVC double glazed rear window.

### BEDROOM THREE

2.44m (8'0") x 1.98m (6'6")

With a part sloping ceiling. It has a built in cupboard housing the wall mounted Vaillant combination central heating boiler, a radiator and a uPVC double glazed rear window.

### BATHROOM

2.79m (9'2") x 1.47m (4'10")

A three piece white suite comprising close coupled w.c, pedestal wash hand basin and panel bath with tiled surround. It has a part sloping ceiling and a uPVC double glazed side window.

### OUTSIDE

The front garden is gravelled for ease of maintenance set behind a brick wall boundary. The rear garden enjoys a predominately south facing aspect with patio and lawn, having a timber shed with panel fencing to the perimeters. There is an extra wide gated access onto the rear passageway.

### SERVICES

Mains gas, water, electricity and drainage are connected.

### CENTRAL HEATING

Comprises radiators as detailed above connected to the Vaillant combination central heating boiler located in Bedroom Three.

### DOUBLE GLAZING

The property has the benefit of uPVC framed glazed window.

### LOCAL AUTHORITY

North East Lincolnshire Council.

### COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band A.

### TENURE

Freehold - subject to Solicitors verification.

### VIEWING

By appointment through the Agents on Grimsby 311000.

### LOCATION AND AMENITIES

The property is situated along Wintringham Road between Farebrother Street and Legsby Avenue. Local shopping facilities are within walking distance of the Town Centre and regular buses serve the general area.



SPLIT LEVEL LANDING



BEDROOM ONE



BEDROOM TWO



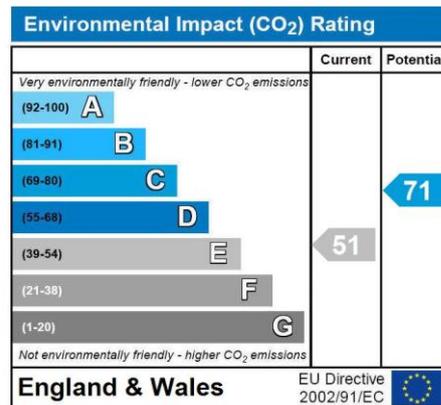
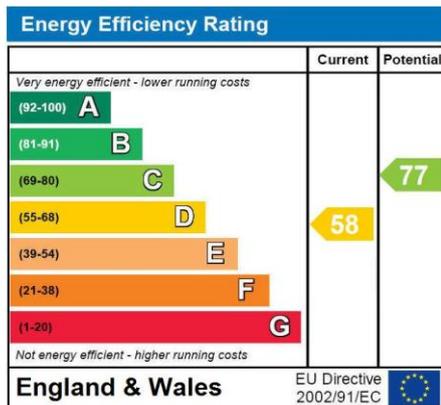
BATHROOM



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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