

MARTIN MASLIN

37 STEPHEN CRESCENT
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 5LZ



Situated on Stephen Crescent, just off Laceby Road this individually designed detached bungalow provides comfortable accommodation with the benefit of underfloor gas central heating, uPVC framed double glazing and a security alarm system. It stands within pleasant grounds with a rear terrace and a south facing vegetable garden and the block paved driveway in front of the garage provides additional parking. Briefly comprising: Entrance Hall, Lounge, Dining Kitchen with maple units and built in appliances, two double Bedrooms (Master with ensuite Shower Room) and further separate Shower Room. The property is considerably newer than most of this neighbours and viewing is recommended.
EPC Rating - C

£165,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises: -

ENTRANCE HALL

An 'L' shaped hallway giving access to all the main rooms.

LOUNGE

3.96m (13'0") into bay x 3.43m (11'3")

A pleasant room at the front of the bungalow with a laminate finish floor and a bay window.

DINING KITCHEN

5.94m (19'6") max x 2.64m (8'8") max

A good length dining kitchen equipped with a range of maple finish wall and base cabinets with speckled worktops incorporating a single drainer cream composite 1.5 bowl sink unit. Built-in appliances comprise a Neff electric oven, a Neff 4 ring gas hob with extractor canopy above and a fridge. Glazed double doors open to the garden and there is a wall mounted Baxi Platinum gas boiler.

MASTER BEDROOM

4.50m (14'9") x 2.67m (8'9")

Comprehensively equipped with a range of beech finish furniture including wardrobes, drawers, a dresser and high level cupboards forming a double bed head recess. A door opens to the ensuite Shower Room.

ENSUITE SHOWER ROOM

1.73m (5'8") x 1.63m (5'4")

With a cream suite comprising a pedestal washbasin, a w.c. and a clear shower cubicle housing the Aqualisa digital mixer shower. There is a fitted seat within the shower cubicle and the walls are tiled. There is a heated towel warmer.

BEDROOM TWO

3.51m (11'6") x 2.69m (8'10")

Again with a range of fitted beech finish furniture including wardrobes, drawers and high level cupboards forming a double bed head recess.

SHOWER ROOM

2.13m (7'0") x 1.63m (5'4")

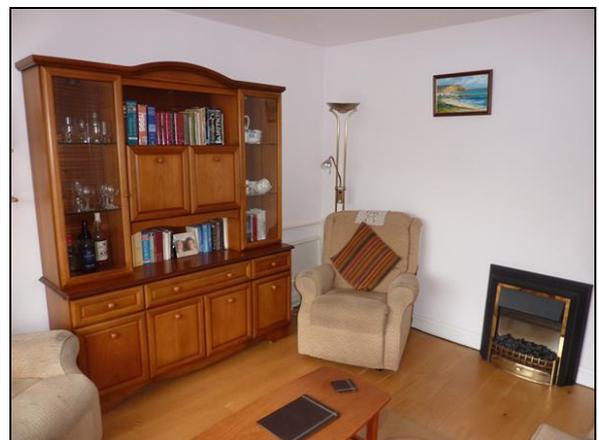
Positioned just opposite Bedroom Two and with a white suite comprising a concealed cistern w.c, a semi recessed washbasin and a shower cubicle with an Aqualisa mixer shower. The walls are fully tiled and there is a heated towel warmer.



ENTRANCE HALL



LOUNGE



LOUNGE



DINING KITCHEN

OUTSIDE

GARAGE

A brick built single garage positioned to the side of the bungalow and with an up and over front door and a side access door.

The bungalow stands within a wide rectangular shaped plot with a hedged front boundary providing a good degree of privacy. To the southern side of the bungalow there is a vegetable garden with paved pathways for easy access although this area could be easily lawned if required. The rear garden area is a paved terrace ideal for enjoying the sun and al-fresco dining.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises under floor heating connected to the Baxi Platinum gas boiler.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

SECURITY

A security alarm system is installed.

LOCAL AUTHORITY

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

Stephen Crescent leads off the southern side of Laceby Road approximately 125 metres east of Bradley Crossroads. Regular buses serve the general area and a good range of local shops are located within easy reach to meet those everyday needs.



DINING KITCHEN



MASTER BEDROOM



MASTER BEDROOM



ENSUITE SHOWER ROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM TWO



SHOWER ROOM



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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