MARTIN MASLIN

10 FAIRWAY COURT
CLEETHORPES
NORTH EAST LINCOLNSHIRE
DN35 0NN

Situated on Fairway Court which leads off Riverside Drive this good size detached bungalow offers accommodation with the benefit of gas central heating, uPVC framed double glazing and a security alarm. Home to the same occupant for many years the property provides some scope for selective updating but already enjoys that 'must have' feature of a modern home - a good size Living Kitchen with space to prepare, dine and relax. Comprising:- Reception Hall, excellent Lounge, Living Kitchen with white units and built-in appliances, three Bedrooms and Bathroom with a white suite. The bungalow occupies a wide plot with lawns to the front and side, an enclosed courtyard garden and Garage with an electrically operated door. All in all a spacious flexible property in a sought after area. EPC Rating - E

£210,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

THE ACCOMMODATION COMPRISES:-

RECEPTION HALL
An 'L' shaped entrance hall with a cylinder cupboard and a central heating radiator.

LOUNGE
5.38m (17'8") x 3.61m (11'10")
An excellent size Lounge with a wide bay window looking out to the front of the property. There are two side windows for additional natural light and the room features a mahogany finish firesurround with glazed display cupboards. Central heating radiator.

LIVING KITCHEN
5.59m (18'4") x 3.05m (10'0")
A good size room providing combined space for preparation, dining and relaxing. The kitchen area is equipped with a range of gloss white wall and base cabinets with white worktops incorporating a single drainer white composite sink unit. Built in appliances comprise a Hygena gas oven and a Hygena 4 ring gas hob with an extractor hob with an extractor above. There is space for a slot-in microwave oven and other freestanding appliances and there is a wall mounted Glowworm Fuelsaver gas boiler. French doors lead out to the garden and there is also a single rear door. Central heating radiator.

BEDROOM ONE
3.66m (12'0") x 3.30m (10'10"plus bay)
A lovely bedroom with a curved bay and featuring a range of cream coloured furniture with gold trim including wardrobes, a dresser and high level cupboards forming a double bedhead recess. Central heating radiator.

BEDROOM TWO
3.35m (11'0") x 2.62m (8'7")
A pleasant double bedroom at the rear of the bungalow. Central heating radiator.

BEDROOM THREE
2.62m (8'7") x 2.62m (8'7")
Equally suitable as a study or hobby room and with a central heating radiator.

BATHROOM
2.24m (7'4") x 1.63m (5'4")
Fully tiled with a white suite comprising a panel bath with a New Team 1000 shower above, a pedestal washbasin and a w.c. There is a heated towel warmer and a patterned shower screen.

OUTSIDE

GARAGE
6.10m (20'0") x 3.05m (10'0")
A sectional concrete garage with an electrically operated up and over door, a side door and electric light and power.

RECEPTION HALL

LOUNGE

LOUNGE

LIVING KITCHEN

OUTSIDE
The bungalow occupies a corner plot with a wide frontage to Fairway Court. The front and side gardens are principally lawned whilst to the rear there is a paved terrace area enclosed by newly erected fencing. Between the bungalow and the garage there is a paved and screened courtyard area with raised border which is perfect for alfresco dining and relaxing. A sett paved driveway with an adjoining gravelled area in front of the garage is ideal for parking additional vehicles.

SERVICES
Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING
Comprises radiators as detailed above connected to the Glowworm Fuelsaver gas boiler in the Living Kitchen.

DOUBLE GLAZING
The property has the benefit of uPVC framed double glazing.

SECURITY
A security alarm system is installed.

LOCAL AUTHORITY
North East Lincolnshire Council.

COUNCIL TAX
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
Fairway Court is a crescent leading off Riverside Drive which itself leads off the eastern end of North Sea Lane. Cleethorpes Golf Club is located close by and the property lies within easy reach of the main resort of Cleethorpes. Regular buses serve the general area.

LIVING KITCHEN

LIVING KITCHEN

LIVING KITCHEN

BEDROOM ONE

BEDROOM TWO

BATHROOM

OUTSIDE

GARAGE

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.

The Property Ombudsman

20045

tsi APPROVED CODE™ TRADINGSTANDARDS.GOV.UK

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

M619 Printed by Ravensworth 0870 112 5306