

MARTIN MASLIN

172 LOUTH ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2LG



A SPLENDID DOUBLE FRONTED DETACHED BUNGALOW, RECENTLY REFURBISHED AND UPDATED AND OFFERING VERY SPACIOUS ACCOMMODATION SET WITHIN ESTABLISHED GARDENS

OFFERS AROUND £260,000 FOR THE BUNGALOW OR £310,000 TO INCLUDE THE BUILDING PLOT

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

Situated on the corner of Louth Road and Southfield Avenue, this double fronted detached bungalow is believed to originally date from the 1920's and at one time was a thriving grocery shop! Returned to residential use in the 1980's and recently refurbished and updated, the property now offers very spacious accommodation with gas central heating with a new boiler this year, uPVC framed double glazing installed in 2019 and a security alarm system.

Principal features of the very flexible accommodation include the welcoming Reception/Dining Hall which is large enough to be considered as a room itself, the undeniably huge Lounge which measures 23'10 by 13'0 and the light and airy Dining Kitchen with a range of hand painted cream units. Potentially there are up to four Bedrooms if required although the one that leads off the Reception/Dining Hall would be perfect as an additional daytime room for dining or relaxing. The Master Bedroom is positioned at the rear of the bungalow and it has the benefit of its own ensuite Bathroom with a newly installed white suite including a shower above the bath. A Shower Room (again newly equipped) is positioned close to the other two bedrooms – either of which could be put to use as a Study or Office if needed.

The bungalow stands within excellent size gardens with driveway access at the front from Louth Road and plenty of space for parking vehicles. The gardens are principally lawned to both the front and the rear with a block paved patio positioned just behind the bungalow.

Scarcho village centre is within easy reach with its extensive range of shopping facilities, tea rooms, licensed premises etc. Regular buses serve the general area and the property lies within the general catchment of good schools including the Tollbar Academy.

Please note that Planning Permission has been granted for a new dwelling on part of the original rear garden of No.172 Louth Road. The Building Plot is being offered for sale separately at £75,000 although an offer to buy the bungalow and the plot would be considered at £310,000.

All in all this is a lovely bungalow benefitting from recent improvements including full redecoration and new carpets which result in it being in ready-to-move-into condition. EPC Rating - D



Accommodation

RECEPTION/DINING HALL

5.18m (17'0") x 3.66m (12'0")

An impressive entrance area offering flexible space and featuring a rustic timber firesurround with a brick lined recess and an electric stove style fire. The ceiling is beamed and there are two wall light points, a delft rack and a central heating radiator.



RECEPTION/DINING HALL

LOUNGE

7.26m (23'10") x 3.96m (13'0") plus 1.78m (5'10") x 0.66m (2'2")

A wonderful size room enjoying plenty of natural light courtesy of a front bay window and two side windows. There is a classic centrally positioned white fireplace with a Valor Homeflame gas fire and there are two wall light points and a central heating radiator.



LOUNGE

DINING KITCHEN

5.36m (17'7") x 3.81m (12'6")

An excellent size room featuring a range of cream hand painted wall and base cabinets with cream worktops incorporating a single drainer stainless steel sink unit. Double aspect windows allow the room to enjoy plenty of natural light and there is an extractor canopy above the cooker recess. There is a central heating radiator and a concealed Ideal Logic Heat h15 gas boiler installed in 2020. Please note that freestanding appliances within the kitchen are available if required.

INNER HALL

MASTER BEDROOM

3.66m (12'0") x 3.66m (12'0") plus bay 2.13m (7'0") x 1.14m (3'9")

A lovely room with a bay window looking out across the rear garden. There is a central heating radiator and a door opens into the ensuite Bathroom.



LOUNGE

ENSUITE BATHROOM

2.97m (9'9") x 1.93m (6'4")

Beautifully tiled and featuring a white suite comprising a panel bath with a mixer shower tap and a shower screen, a w.c., and a semi recessed washbasin set on a white cupboard. There is a combined heated towel warmer and radiator and a shaver point.

BEDROOM TWO

3.66m (12'0") x 3.43m (11'3") plus bay 1.83m (6'0") x 0.69m (2'3")

Positioned at the front of the bungalow and accessed directly from the Reception/Dining Hall. This room would be ideal as an additional daytime room if required. Central heating radiator.

BEDROOM THREE

3.66m (12'0") x 2.74m (9'0")

With a central heating radiator.



DINING KITCHEN

BEDROOM FOUR

2.57m (8'5") x 2.51m (8'3")

With a white double cupboard and a central heating radiator.

SHOWER ROOM

1.93m (6'4") x 1.83m (6'0")

With a skylight and superb tiling and featuring a white suite comprising a quadrant shower cubicle with a Triton electric shower, w.c. and a semi recessed wash basin set on a white cupboard. There is a heated towel warmer and a wall mounted mirror with a light above.

OUTSIDE

The bungalow stands within very good size established grounds which are principally lawned. To the front a part crazy paved and part concrete driveway provides space for numerous vehicles and there are dwarf planter stone walls and mature shrubs. A rustic style wall divides the front and rear gardens with the rear garden being simply lawned and enhanced by a block paved patio area and further stone planter walls.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal Logic Heat h15 gas boiler, installed during 2020 and located in the Dining Kitchen.

DOUBLE GLAZING

The property has the benefit of uPVC framed windows and doors installed in 2019.

SECURITY

A security alarm system is fitted.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

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

TENURE

Freehold - subject to Solicitors verification.

PLANNING PERMISSION

Full Planning Permission to demolish the existing garage and erect one dwelling at the western end of the rear garden was granted in June 2019. This area of land is now being offered for separate sale although an offer to purchase the bungalow and the Building Plot would be considered by the vendors. The planning approval can be viewed on North East Lincolnshire Planning website using Application DM/0822/FUL. If the plot is sold separately the vendors will erect a fence along the new rear boundary at their own expense.



DINING KITCHEN



MASTER BEDROOM



ENSUITE BATHROOM



ENSUITE BATHROOM

VIEWING

By appointment through the Agents on Grimsby 311000.



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



SHOWER ROOM



OUTSIDE

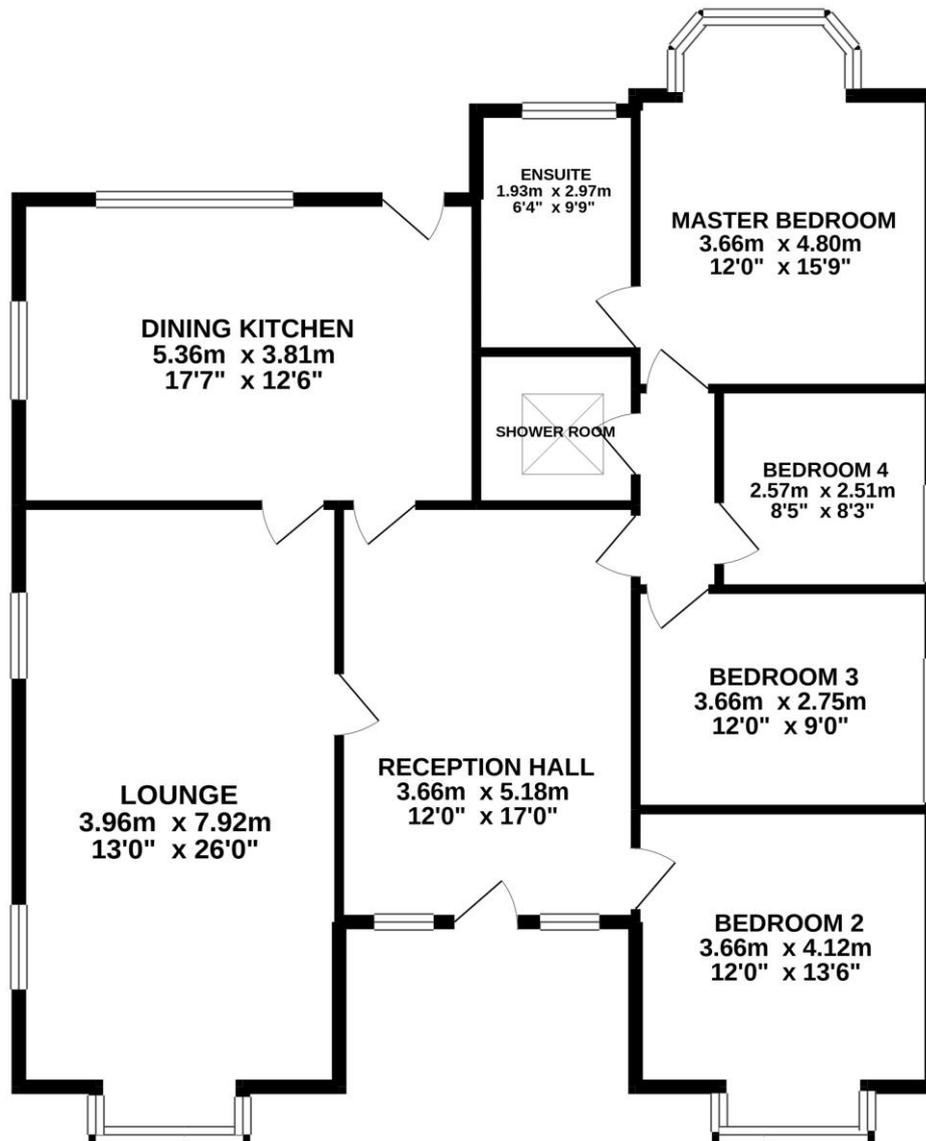


DRIVEWAY



OUTSIDE

GROUND FLOOR
130.0 sq.m. (1399 sq.ft.) approx.



TOTAL FLOOR AREA : 130.0 sq.m. (1399 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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