

MARTIN MASLIN

8 LYTHAM DRIVE
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0DG



Found in this desirable cul-de-sac lying at the top of Chestnut Road this sought after detached bungalow stands on a good size plot set within lovely well established gardens enjoying a pleasant rear skyline view together with a generous driveway and a garage. The bungalow offers well planned accommodation featuring a modern Shower Room and benefits from uPVC double glazing and a gas central heating system with a recently installed boiler (installed in 2019). A lovely home now requiring some TLC and selective updating ideal for retirement or the growing family. Briefly comprising: - Entrance Lobby, a good size Hallway, a spacious through Lounge/Diner spanning the width of the bungalow, a Kitchen with a range of medium oak fronted cabinets and three good size Bedrooms. The property is well placed for the village high street with all its local amenities and is offered with no forward chain. EPC Rating - D

£179,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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The accommodation comprises: -

ENTRANCE PORCH

A uPVC double glazed front door gives access to a small porch with a further part glazed door leading into the hallway.

HALLWAY

A spacious 'L' shaped hallway with coving to the textured ceiling, a radiator, a built in storage cupboard and access to the loft space.

LOUNGE/DINER

6.76m (22'2") x 3.48m (11'5") narrowing to 3.02m (9'11") in dining area

A spacious room spanning the full width of the bungalow featuring a York stone fireplace housing a gas fire with a tiled heart. It has coving to the textured ceiling, a complementary dado rail and two radiators. There is a uPVC double glazed ledged bow window in the lounge area and a further double glazed ledged window to the dining area.

KITCHEN

3.00m (9'10") x 2.74m (9'0")

A pleasant kitchen fitted with a range of medium oak fronted base and wall mounted units some with ledged glass displays. Complementary beige worksurfaces incorporate a stainless steel sink with mixer taps and tiled splash back. There is a free standing gas cooker, plumbing for an automatic washing machine and a recently installed gas central heating boiler. The kitchen has a uPVC double glazed window and a further double glazed door onto the side pathway.

BEDROOM ONE

3.61m (11'10") x 3.17m (10'5")

Situated to the rear overlooking the garden with coving to the textured ceiling, a complementary dado rail, a radiator and a uPVC window.

BEDROOM TWO

3.17m (10'5") x 3.05m (10'0")

A good size second bedroom with coving to the ceiling, a radiator and a uPVC double glazed window overlooking the rear garden.

BEDROOM THREE

2.69m (8'10") x 2.54m (8'4")

With a radiator and a uPVC double glazed side window.

SHOWER ROOM

A modern style shower room with a white suite comprising a close coupled w.c, a vanity unit with cupboards beneath and a corner shower cubicle with an electric shower. It has a radiator and a uPVC double glazed side window.



HALLWAY



LOUNGE/DINER



LOUNGE/DINER



KITCHEN

OUTSIDE

GARAGE

5.74m (18'10") x 2.74m (9'0")

With power and light, up and over door and two side windows.

The bungalow stands on a good size plot set within lovely well established gardens to the front and rear approached via a generous concrete driveway leading to the garage. The front garden enjoys an attractive shaped lawn well stocked with plants and shrubs set behind a fenced boundary meanwhile the rear garden is replicated on a larger scale well stocked with flowering plants and shrubs, a neat shaped lawn, a green house and a timber shed. Close bordered fencing defines the boundaries ensuring privacy for the owners.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal Logic + combi c located in the Kitchen.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

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

The property is Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



SHOWER ROOM



OUTSIDE



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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