

# MARTIN MASLIN

33 CLARE COURT  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN34 5UU



Forming part of the Cambridge Retirement Park this good size mid link bungalow offers beautifully presented accommodation in ready-to-move-into condition throughout. Delightfully decorated in neutral colours and with quality fittings the bungalow really must be viewed to be fully appreciated. The property benefits from an electric heating system and double glazing and briefly comprises:- Entrance Lobby, Entrance Hall, elegant Lounge with patio doors to the front terrace, Kitchen with attractive units and built in appliances, two Bedrooms (one with teak furniture and perfect as a second daytime room) and stylish Shower Room with a white suite and large shower cubicle. The grounds are professionally maintained and the scheme is designed for over 55's who seek independence with support when needed with a warden/manager and a 24 hour call system. Viewing recommended.

EPC Rating - D

£95,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

#### ENTRANCE LOBBY

#### ENTRANCE HALL

An 'L' shaped hallway with doors accessing all the main rooms. There is a wall mounted intercom/alarm call unit.

#### LOUNGE/DINER

5.13m (16'10") x 3.15m (10'4")

A lovely room with patio style doors opening to the front terrace. There are wall light points and a freestanding cream electric fire unit which is included in the sale. There is ample space for a dining table in addition to chairs, sofas etc. There are two night store heaters.

#### KITCHEN

2.44m (8'0") x 2.34m (7'8")

Comprehensively equipped with a range of patterned wall and base cabinets with light oak trim and light coloured worktops incorporating a single drainer stainless steel sink unit. Built in appliances comprise a Belling electric oven and a Belling four ring ceramic hob with extractor canopy above. The walls are tiled behind the worksurfaces, there is space for additional freestanding appliances and there is a wall mounted Dimplex electric heater.

#### BEDROOM ONE

4.01m (13'2") x 3.35m (11'0")

A lovely double bedroom with a double wardrobe, high level cupboard and a shelved airing cupboard warmed by a small electric heater.

#### BEDROOM TWO/SITTING ROOM

3.96m (13'0") x 2.74m (9'0")

A flexible room originally designed as a second bedroom but equally suitable as an additional living/dining room. The room features built in teak furniture with a glazed display cabinet and there is also a night store heater and a walk in storage cupboard.

#### SHOWER ROOM

2.26m (7'5") x 2.03m (6'8")

Beautifully presented and with a white suite comprising a pedestal washbasin, a w.c, and an oversize rectangular shower cubicle with a Triton T100E electric shower unit. There is an electric towel warmer.



ENTRANCE HALL



LOUNGE/DINER



LOUNGE/DINER



LOUNGE/DINER

## OUTSIDE

To the front of the bungalow there is a lawned area with a central pathway leading to the front door plus a paved patio area enclosed by dwarf trough walls for displaying plants. There is a dustbin store adjacent to the front lobby and a sun canopy projects above the patio doors.

## SERVICES

Mains water, electricity and drainage are connected.

## HEATING

The property has the benefit of electric storage heaters which utilise off-peak tariffs.

## DOUBLE GLAZING

The property has the benefit of wooden framed double glazed windows, aluminium framed patio doors and a uPVC front door.

## LOCAL AUTHORITY

North East Lincolnshire Council.

## COUNCIL TAX

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

## TENURE

We are advised that tenure is Leasehold with a term of around 125 years from around 1987. A Ground Rent of £78 per annum is currently payable.

## MANAGEMENT SERVICES AND CHARGES

No 33 Clare Court forms part of the Cambridge Park Retirement Scheme operated by Anchor Housing Association and designed for the over 55's. With the benefit of a warden/manager, a Residents Lounge providing a host of regular activities, a guest room for visiting family and a laundry room, the Park is perfect for elderly purchasers requiring independence with support when needed. There is an emergency call system within the bungalow and monthly contributions from each resident cover such items as the services of the warden, professional maintenance of the communal grounds, external maintenance, insurance of the buildings and window cleaning. The maintenance charge for the property is currently £159 per calendar month (as at January 2020) and this is reviewed annually.

## VIEWING

By appointment through the Agents on Grimsby 311000.

## LOCATION AND AMENITIES

Clare Court is located just off Peterhouse Road and can be accessed from Cambridge Road via Pembroke Road. A range of local shops are situated at the mini roundabout where Cambridge Road meets Westward Ho and a well stocked Aldi supermarket is located adjacent to the Cambridge Park scheme. Regular buses serve the general area.



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO/SITTING ROOM



BEDROOM TWO/SITTING ROOM



SHOWER ROOM



SHOWER ROOM

**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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