

MARTIN MASLIN

FAIRWAYS
2 STANSFIELD GARDENS
IMMINGHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN40 2RH



A STUNNING DETACHED BUNGALOW EXCEPTIONALLY WELL APPOINTED THROUGHOUT FEATURING 3/4 BEDROOMS SET WITHIN EXTENSIVE PRIVATE AND SECURE WELL ESTABLISHED PARKLAND GARDENS BACKING ONTO THE GOLF COURSE. HIGHLY RECOMMENDED.

£360,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Unbeknown to many Stansfield Gardens is one of Immingham best kept secrets located off Church Lane in an attractive cul-de-sac tucked just behind St Andrews Church, a small collection of highly individual properties. Fairways is undoubtedly a beautifully presented 3/4 bedroom executive detached bungalow set within its own extensive private and mature parkland gardens enjoying a southerly aspect backing onto the former golf course. A stunning bungalow exceptionally well appointed throughout offering space and comfort in equal measure offered with NO chain.

On entering one is greeted by a spacious central 'T' shaped Entrance Hall extending to 38'3 in length forming the hub of this impressive home where all the rooms lead into their own special areas including three reception rooms; the main Lounge with its panelled ceiling and lovely marble fireplace, the large Study/Bedroom four ideal for guests and a wonderful rear Sun Lounge extending to 20'1 with its deep bay window and French doors encompassing the landscaped rear gardens and sun terrace. The Dining Kitchen with its dual aspect views lies at the far end of the Entrance Hall adjoining the Sun Lounge, a perfect place to relax and unwind. Designed by Meanwells the Kitchen features a comprehensive range of quality cream cabinets with contrasting worksurfaces and has a host of integrated Neff appliances including an oven, a hob, a fridge freezer and a dishwasher complemented by mood lighting.

In addition, there is a separate large fitted Utility Room with its own sink and worktops and an adjoining panelled Cloakroom with w.c, and hand basin.

There are three excellent size double Bedrooms each with lovely garden vistas. The Master is fitted with a quality range of built-in wardrobes and has its own private en-suite Shower Room with a walk-in double shower. Completing the accommodation is a large principal half panelled Bathroom with its white scalloped suite including a double ended panel bath set in a tiled surround.

Set within extensive grounds the property is approached via an attractive stone gravel driveway leading in turn to the detached double brick Garage. The front gardens are equally impressive with its wide paved pathway to the front door flanked by lawns whilst in the Agents opinion the rear garden is undoubtedly the property's greatest asset. Set within its own private well established gardens resembling a park featuring a large paved sun terrace and extensive lawns surrounded by mature trees creating the perfect back drop. An absolute gem not to be missed! EPC Rating – D



Accommodation

ENTRANCE PORCH

A lovely columned entrance porch with a tiled step and an exterior light with uPVC front door giving access to the spacious 'T' shaped entrance hall.

ENTRANCE HALL

11.66m (38'3") in length x 1.65m (5'5") plus 3.66m (12'0") x 1.96m (6'5")

A superb and spacious hallway decorated in pastel colours with a classic ceiling cornice, recess lighting and a radiator. All rooms lead directly off as follows:

LOUNGE

5.26m (17'3") into bay x 4.72m (15'6")

A charming room featuring a marble style firesurround with marble inlay and hearth housing a living flame gas fire. There is an attractive panelled ceiling with a classic cornice, a centre rose and two radiators. The room is tastefully decorated with an accent adorned chimney breast wall, a walk-in bay with a radiator and a uPVC double glazed front window.

STUDY/BEDROOM FOUR

3.61m (11'10") x 3.48m (11'5")

A good size room currently used as a large study with coving to the ceiling, a radiator and a uPVC double glazed window.

SUN LOUNGE

6.12m (20'1") into bay x 4.47m (14'8")

A lovely room overlooking the garden with an extended sun lounge forming a deep picture bay window with French doors giving views and access onto the rear patio. Tastefully decorated featuring wood coloured laminate flooring with coving to the ceiling, recess lighting and a further uPVC double glazed side window.

KITCHEN

5.28m (17'4") x 4.47m (14'8")

A spacious living kitchen designed by Meanwells of Grimsby featuring a quality range of cream cabinets with matching cornice and light baffle. Contrasting dark walnut coloured vinyl worksurfaces incorporate a 1.5 bowl sink with a swan neck mixer tap with complementary wall tiling and splash back. The units feature kick board lighting with underlighting to the main units and hosts a range of quality Neff appliances. Including a four ring gas hob with projecting cooker hood and an extractor fan over, a single fan assisted oven and grill, an integrated fridge and freezer, a built-in dishwasher, a wine rack and open corner displays. The kitchen features a fashionable beech coloured laminate floor and has plenty of space for freestanding furniture, a radiator and has dual aspect uPVC windows overlooking the gardens.



ENTRANCE HALL



LOUNGE



LOUNGE



STUDY/BEDROOM FOUR

UTILITY ROOM

3.51m (11'6") x 2.18m (7'2")

A large utility room fitted with a smart range of cream cabinets with matching complementary worksurfaces and a 1.5 bowl sink with mixer taps and tiled splash back. There is plumbing for an automatic washing machine and a cupboard for the tumble dryer. It has fashionable Rhinofloor vinyl flooring with a radiator and a uPVC double glazed door onto the garden.

CLOAKROOM

With tongue and groove panelling to dado height featuring a white two piece suite comprising a close coupled w.c, a pedestal wash hand basin, a radiator and a uPVC double glazed rear window.

MASTER BEDROOM

4.19m (13'9") to wardrobes x 3.51m (11'6")

A lovely size master bedroom with fitted wardrobes along one wall (some with mirrored fronts) featuring matching bedside tables and an accent adorned wall. It has a ceiling fan light, a radiator and a uPVC double glazed window overlooking the garden.

ENSUITE SHOWER ROOM

With tongue and groove panelling to dado height featuring a modern white Heritage suite comprising a back to the wall w.c, an offset wash hand basin and a double size fully tiled walk-in shower cubicle with a thermostatic unit and bi-folding doors. It has a radiator and a uPVC double glazed side window.

BEDROOM TWO

3.66m (12'0") x 3.48m (11'5")

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

BEDROOM THREE

3.51m (11'6") x 3.51m (11'6")

An excellent size third bedroom tastefully decorated with coving to the ceiling, a radiator and a uPVC double glazed window overlooking the rear garden.

FAMILY BATHROOM

3.51m (11'6") x 2.18m (7'2")

An attractive part tiled bathroom with a white Heritage scalloped suite comprising a close coupled w.c, a pedestal wash hand basin and a double ended panel bath set in a tiled surround. It has a classic ceiling cornice with recess lighting, a radiator, a large airing cupboard with an unvented tank and shelves and a further uPVC double glazed rear window.

OUTSIDE

DETACHED GARAGE

5.79m (19'0") x 5.66m (18'7")

A detached double brick garage with power and light and twin doors (one with electric remote control). It has a uPVC double glazed side window and a further courtesy door onto the garden.



SUN LOUNGE



KITCHEN



KITCHEN



UTILITY ROOM

Situated in Stansfield Gardens the bungalow is approached via its own attractive tree lined stone gravelled driveway providing plenty of off road parking leading in turn to the garage. The central wide paved pathway spans the front of the bungalow and is flanked by neat lawned gardens. In the Agents opinion the rear garden forms one of the main attractions of this fabulous bungalow set within magnificent landscaped gardens resembling its own private park with its abundance of mature trees creating a beautiful backdrop from the former golf course. An extensive neat lawned garden spans the rear of the bungalow and is attractively designed with deep gravel borders, specimen plants and shrubs and a lovely sun terrace ideal for al-fresco entertaining. It has a further generous side garden gravelled with a shed meanwhile the remainder of the gardens enjoy a south west facing aspect providing privacy and seclusion for the present owners.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Glowworm Flexicom 18HX central heating boiler located in the utility room.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

SECURITY

A security alarm system is installed and security cameras are fitted at the front and rear.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

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

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



MASTER BEDROOM



MASTER BEDROOM



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



OUTSIDE



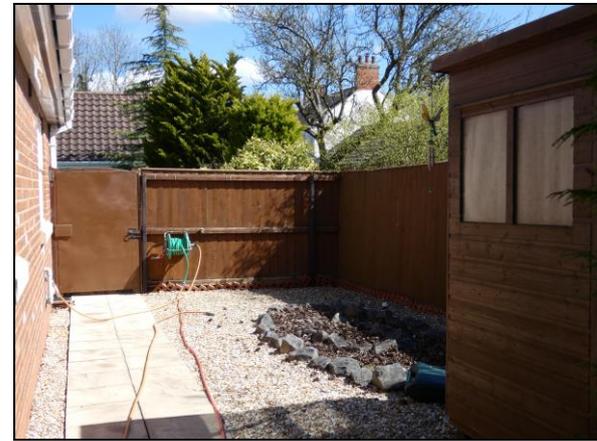
OUTSIDE



OUTSIDE



OUTSIDE - GARAGE



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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