

# MARTIN MASLIN

10 CELADINE CLOSE  
SOUTH KILLINGHOLME  
IMMINGHAM  
NORTH EAST LINCOLNSHIRE  
DN40 3HP



A two bedroom semi-detached bungalow, found in this pleasant cul-de-sac, lying just off Lancaster Drive on the edge of this popular village. The property is being sold with the present tenant in situ, paying £500.00 PCM, through modern method of auction which is operated by I Am Sold Ltd. The accommodation is well presented, with a gas central system, uPVC double glazing, and includes an Entrance Hall with storage, generous Lounge with French double glazed doors onto the garden, fitted shaker style Kitchen, two Bedrooms and a Bathroom with a white modern suite. Tucked away in one corner of this pleasant setting the bungalow enjoys a generous driveway and a manageable lawned garden to the rear. Viewing Highly recommended. EPC Rating - C

STARTING BID.

£110,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

### ENTRANCE HALL

A front door gives access into the Entrance Hall, featuring a laminate floor and a radiator. It has coving to the ceiling, a built in storage cupboard and further cupboard housing the gas central heating boiler.

### LOUNGE

**5.00m (16'5") x 3.51m (11'6") maximum**

A pleasant room, tastefully decorated, with coving to the ceiling, laminate floor and a radiator. It has French uPVC doors giving views and access onto the rear garden.

### KITCHEN

**3.23m (10'7") x 2.26m (7'5")**

A modern shaker style Kitchen in a light beech finish. Complementary worksurfaces incorporate a stainless steel sink with mixer taps and tiled splash back. Built in appliances include a stainless steel four ring gas with pull out cooker hob and extractor fan over, single oven and grill and there is plumbing for a washing machine. The kitchen has coving to the ceiling, a radiator, a uPVC double glazed front window and further part glazed door onto the driveway.

### BEDROOM ONE

**3.40m (11'2") x 2.82m (9'3")**

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

### BEDROOM TWO

**3.35m (11'0") x 2.79m (9'2") maximum**

With a radiator and coving to the ceiling.

### BATHROOM

**2.08m (6'10") x 1.73m (5'8")**

A modern white bathroom suite comprising close couple w.c, a pedestal wash hand basin with tiled splash back and a panel bath with thermostatic shower and glass screen. It is partly tiled with recessed spot lights, a radiator and a uPVC double glazed side window.

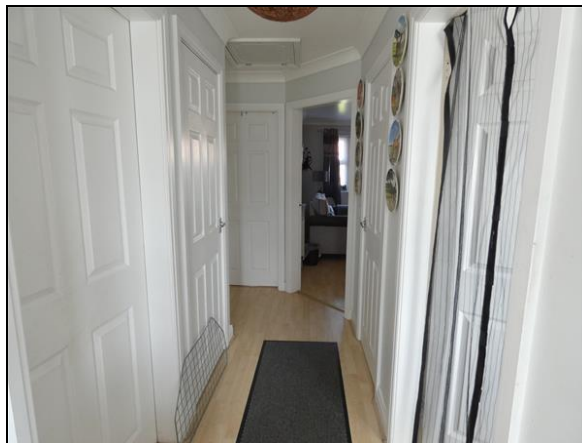
### OUTSIDE

The bungalow has on open plan front lawned garden with plants and shrubs and a tarmac driveway with turning point leading to a generous driveway providing useful off road parking.

The rear garden is mainly lawned with a small patio area and has fencing to the perimeters with shrub borders.

### SERVICES

Mains gas, water, electricity and drainage are connected. Broadband speed and availability can be assessed at <https://checker.ofcom.org.uk>



ENTRANCE HALL



LOUNGE



LOUNGE



KITCHEN



### CENTRAL HEATING

Radiators detailed above are connected to the Potterton HE combination central heating boiler located in the Hallway cupboard.

### DOUBLE GLAZING

The property has the benefit of uPVC framed glazing.

### LOCAL AUTHORITY

North East Lincolnshire Council.

### COUNCIL TAX

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

### TENURE

Freehold - subject to Solicitor's verification.

### VIEWING

Strictly by appointment through to Agents on Grimsby 311 000.

### LOCATION AND AMENITIES

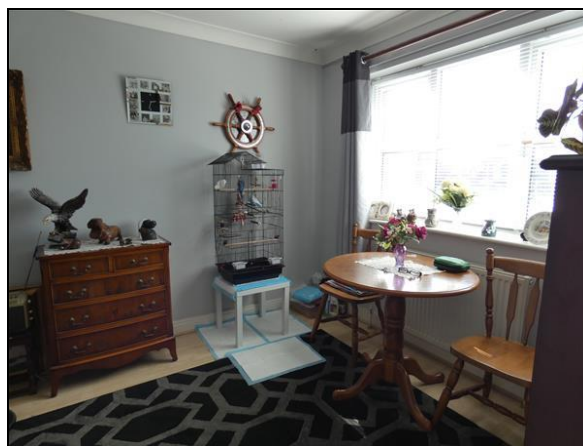
Celadine Close is a pleasant cul-de-sac just off Lancaster Drive which leads in turn off Greengate Lane. There is a local shop and post office within the village and a community centre serves the area.

### MODERN METHOD OF AUCTION

The property is for sale under the modern method of Auction. See back page for details.



BEDROOM ONE



BEDROOM TWO



BATHROOM



OUTSIDE



OUTSIDE

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**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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