

MARTIN MASLIN

PARK VIEW
17 WELHOLME ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0DR



LOCATED WITHIN THE WELLOW CONSERVATION AREA AN ELEGANT VICTORIAN SEMI
DETACHED RESIDENCE OFFERING EXTENSIVE ACCOMMODATION AND HIDDEN
WOODLAND GARDENS OF AROUND ONE THIRD OF AN ACRE

£345,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Situated on Welholme Road, looking across to the ever popular People's Park, as its name suggests, Park View is a substantial semi detached Victorian residence offering extensive accommodation displaying all the virtues of classic architecture from its period. Add to this a 'hidden' woodland garden of approaching one third of an acre which extends across the rear of the adjoining three properties and you have a combination which is very special indeed and viewing is highly recommended.

Principal features of the property include the welcoming Reception Hall with its original tiled floor, adjoining Cloakroom and spindle balustrade staircase rising to the first floor, the very spacious principal Lounge, formed by joining two originally separate rooms and now measuring over 33'0 in total length and the equally impressive 25'4 Living/Dining Room with a herringbone pattern wood block floor and secondary staircase leading off. The Kitchen is very impressive being comprehensively appointed with a range of high quality natural oak units and built in appliances whilst beyond this there is a lobby (equipped with matching units), a useful Utility Room and a delightful Garden Room from where French doors lead out to the rear garden.

At first floor level there are FIVE bedrooms in total with plenty of flexible options for their use courtesy of the two staircases within the house. The main front staircase gives access to two large double Bedrooms, a sumptuously appointed Bathroom (complete with a deep recessed shower cubicle) and a smaller Bedroom currently used as a Study and with French doors to the balcony.

The rear section includes two superb double Bedrooms, a quality Shower Room and a sizeable Landing area too.

The house has the benefit of gas central heating, a security alarm system and a combination of uPVC framed double glazing, some secondary double glazing and a couple of original single glazed windows. Park View initially just appears to occupy a similar rectangular shaped plot as all its neighbours but its secret is that behind the property the grounds actually open to a lawned and woodland garden of approaching one third of an acre. Extending across the rear of several adjoining properties this area is a hidden gem and, when No 17 was a photographic studio many years ago, was used as the setting for wedding photographs with a pretty pond, verdant backdrops and magnificent trees. It is a haven for wildlife whilst closer to the house there is a substantial garage, a workshop/store and an outside toilet.

Central Grimsby is only a short stroll away and the well regarded private schools on Bargate are within walking distance.

Park View is without doubt a rather special home with substantial space and possible untapped future potential for the grounds at the rear and viewing can be arranged through the Agents on Grimsby 311000. EPC Rating -



Accommodation

GROUND FLOOR

RECEPTION HALL

An impressive entrance area featuring the original tiled floor and from where the spindle balustrade staircase leads via two quarter landings to the first floor. The walls are part Lincrusta panelled and there is a central heating radiator. There is a very useful walk in store with a white washbasin.

CLOAKROOM

With a white w.c. and handbasin and a central heating radiator.

LOUNGE

10.26m (33'8") max x 4.57m (15'0") plus side bay

A very spacious room created by linking two originally separate rooms. There is a low level reconstituted stone fireplace with display plinths, inset cushions and a living flame gas fire. There is a central heating radiator and the bay looks out to the driveway side of the house.

LIVING/DINING ROOM

7.72m (25'4") x 4.17m (13'8")

Another excellent size room featuring a herringbone wood block floor and from where the pine staircase with spindle balustrade leads to the rear section of the first floor accommodation. There is a marbled tile fireplace with an open fire grate and a hearth. There is a recessed unit with glass doors and drawers and there are two central heating radiators.

KITCHEN

4.17m (13'8") x 4.17m (13'8")

Equipped to a superb standard with an excellent range of high quality oak wall and base cabinets with butchers block style wooden worksurfaces incorporating a stainless steel single drainer 1.5 bowl sink unit. Built in appliances comprise a De Dietrich electric oven and a 4 ring electric ceramic hob with a Bosch extractor canopy above. The walls are tiled behind the worksurfaces, there is provision for a freestanding dishwasher and there are inset down lighters.

LOBBY AREA

Fitted with cabinets matching those in the Kitchen and linking to the Utility Room and the Garden Room.

GARDEN ROOM

4.19m (13'9") max x 3.91m (12'10") max

An 'L' shaped room with a central heating radiator and French doors leading out to the rear garden.

UTILITY ROOM

2.51m (8'3") x 2.13m (7'0")

With a door out to the driveway, provision for appliances and a wall mounted Potterton Prima gas boiler.



RECEPTION HALL



LOUNGE



LOUNGE



LIVING/DINING ROOM

FIRST FLOOR

LANDING

A spacious area large enough for the placement of furniture if required and with a central heating radiator.

BEDROOM ONE

5.94m (19'6") x 3.66m (12'0")

A well proportioned bedroom with a front bay window and a central heating radiator.

BEDROOM TWO

4.19m (13'9") x 4.11m (13'6")

A good double bedroom with a central heating radiator.

BEDROOM FIVE

3.56m (11'8") x 2.51m (8'3")

Currently used as a Study and with a central heating radiator and a French door to the balcony.

BATHROOM

3.05m (10'0") x 2.84m (9'4")

Stylishly equipped with a contemporary style white suite comprising a panel bath with a side filler tap, a pedestal wash basin and a w.c. There is a separate recessed shower tray with a chrome Aqualisa mixer shower. The walls are part tiled and there is a heated towel warmer.

BEDROOM THREE

4.19m (13'9") x 4.17m (13'8")

Another spacious double bedroom with doors linking to both the front and rear landings. There are wall mounted spotlights and a central heating radiator.

SHOWER ROOM

3.15m (10'4") x 1.83m (6'0")

With a white suite comprising a pedestal washbasin, a white tray and an Aqualisa chrome mixer shower. The walls are part tiled and there is a heated towel warmer.

REAR LANDING

With a central heating radiator, a staircase linking to the ground floor and a double cupboard housing the hot water cylinder.

BEDROOM FOUR

4.14m (13'7") x 3.96m (13'0")

A double bedroom at the rear of the house and with a central heating radiator.

OUTSIDE

GARAGE

5.87m (19'3") x 3.86m (12'8")

A larger than average garage with electric light and power.

STORE/WORKSHOP

3.73m (12'3") x 2.13m (7'0")

With an electric light.

TOILET

A useful outside toilet.



LIVING/DINING ROOM



KITCHEN



KITCHEN



GARDEN ROOM

Park View stands within unexpectedly large gardens of around 0.47 of an acre in total which are effectively 'L' shaped and include a significant area which runs behind a number of adjoining properties on Welholme Road. To the front of the house there is an established garden with a variety of mature shrubs and a brick boundary wall. A part concrete and part block paved driveway leads through wrought iron double gates to the garage and provides plenty of space for parking additional vehicles. The woodland garden at the rear of the house is an oasis of greenery in the central Grimsby area and is perfect for the enthusiastic gardener with an established lawn and a host of mature trees. There is a former pond and we are advised the garden is a haven for wildlife.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Potterton Prima gas boiler.

DOUBLE GLAZING

The property benefits from a combination of uPVC framed double glazing to the rear section of the house, some secondary double glazing and some single glazing.

SECURITY

A security alarm system is installed.

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.



BEDROOM ONE



BEDROOM TWO



BEDROOM FIVE



BATHROOM



BATHROOM



BEDROOM THREE



REAR LANDING



BEDROOM FOUR



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.



17030



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB

T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk