

MARTIN MASLIN

MEADOWLANDS
CHAPEL LANE
ASHBY CUM FENBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0QT



A VERY SPACIOUS DETACHED RESIDENCE PROVIDING LOVELY FAMILY SIZE
ACCOMMODATION SET WITHIN WONDERFUL MATURE GROUNDS AND LOCATED
IN ONE OF THE AREAS PRETTIEST VILLAGES

£395,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

Standing in an elevated position on Chapel Lane in the popular village of Ashby cum Fenby, Meadowlands is a very spacious detached chalet style residence offering lovely accommodation with the benefit of central heating, uPVC framed double glazing and a security alarm system. The house occupies beautiful established gardens which are an absolute pleasure to see and include sweeping lawns, mature trees and shrubs, a pretty pond area plus split level paving and patios.

One of Meadowlands greatest assets is undoubtedly its flexibility of layout and use with five reception rooms at ground floor level capable of meeting a wide variety of buyers needs. A central Reception Hall opens through to the Staircase Hall from where the spindle balustrade staircase leads to the first floor and there is also a useful Study/Snug and a separate rear Sitting Room with direct access to the garden. Both the Dining Room and the principal Lounge extend to over 21'0 in length and both also feature patio style doors opening to the garden. The Dining Kitchen is positioned at the front of the house and effectively combines a light and bright Dining Area with the Kitchen area which is equipped with a good range of pine cabinets and built in appliances. A useful Utility Room and a Cloakroom completes the picture of the ground floor accommodation.

At first floor level the gallery Landing benefits from plenty of storage cupboards and provides access to all the bedrooms. The Master Bedroom is stunning, measuring 19'8 x 14'3 and benefitting from a great range of white fitted furniture and its own contemporary styled ensuite Shower Room. All three of the other Bedrooms feature fitted furniture with Bedroom Two also having the advantage of an ensuite Shower Room - perfect for guests. The Family Bathroom features a white suite with a shower over the bath.

The village of Ashby cum Fenby is a delight to visit with quality homes tucked away on its pretty lanes. There is a village hall and the popular Hall Farm boutique hotel and restaurant is a few minutes walk away. The larger village of Waltham is only a short drive with its diverse range of shops, small supermarkets, public houses, restaurants and tea rooms.

Overall Meadowlands is a beautiful home which must be viewed from within to be fully appreciated. The parkland gardens are the 'icing on the cake' and discerning potential purchasers are advised to visit at the earliest opportunity. No forward chain. EPC Rating - F



Accommodation

GROUND FLOOR

RECEPTION HALL

A welcoming entrance area with a useful cloak cupboard, a laminate finish floor and a central heating radiator. The Reception Hall opens to the Study/Snug, Sitting Room and Cloakroom and leads through to the Staircase Hall.

STAIRCASE HALL

With a central heating radiator and a laminate finish floor and the spindle balustrade staircase leading up to the first floor accommodation.

CLOAKROOM

A fully tiled Cloakroom with a white w.c. and a pedestal handbasin.

STUDY/SNUG

3.05m (10'0") x 2.87m (9'5") plus lobby

A useful room just off the reception hallway providing flexible space and with a central heating radiator and a laminate finish floor.

SITTING ROOM

3.58m (11'9") x 2.69m (8'10")

A cosy room positioned at the rear of the house and with a wide side window and French doors leading out into a covered porch and the rear garden. Central heating radiator.

DINING ROOM

6.48m (21'3") x 3.28m (10'9")

A spacious room with patio style doors providing a lovely view of the garden. There are wall light points and a central heating radiator and glazed double doors which link to the Lounge.

LOUNGE

6.55m (21'6") x 3.96m (13'0")

Again a superbly proportioned room featuring an Adam style fireplace with a marble inset and hearth and a living flame LPG fire. Patio doors open to the garden and there is a central heating radiator.

DINING KITCHEN comprising:-

KITCHEN AREA 3.89m (12'9") x 2.97m (9'9")

Comprehensively appointed with a range of golden pine wall and base cabinets with speckled green worksurfaces incorporating a single drainer cream composite 1.5 bowl sink unit. Built in appliances comprise a Hotpoint electric double oven, a 4 ring electric ceramic hob with extractor above and a Hotpoint dishwasher. There is a central heating radiator and an archway links through to the Dining Area.



STAIRCASE HALL



STUDY/SNUG



SITTING ROOM



DINING ROOM

DINING AREA

3.25m (10'8") x 2.97m (9'9")

With double aspect windows and a central heating radiator.

UTILITY ROOM

Located off the Reception Hall and with a single drainer stainless steel sink unit, provision for appliances, a door leading outside and a Myson Velaire oil fired boiler.

FIRST FLOOR

LANDING

With a spindle gallery balustrade, a central heating radiator, two storage cupboards and an airing cupboard.

MASTER BEDROOM

5.99m (19'8") x 4.34m (14'3")

A very spacious principal bedroom beautifully equipped with a range of white built in furniture including wardrobes, drawers and a dresser. Two windows allow the room to enjoy plenty of light and there is a central heating radiator and a door linking to the ensuite Shower Room.

ENSUITE SHOWER ROOM

2.44m (8'0") x 1.63m (5'4")

Fully tiled and featuring a white suite comprising a concealed cistern w.c., a semi recessed wash basin and a good size step-in shower cubicle with a Mira chrome mixer shower and curved screen wall. Heated towel warmer.

BEDROOM TWO

4.67m (15'4") x 3.51m (11'6")

With a range of white wardrobes, a recess designed to accommodate a double bed and a central heating radiator. A door opens to the ensuite Shower Room.

ENSUITE SHOWER ROOM

With a grey suite comprising a pedestal washbasin, a w.c. and a shower cubicle with a patterned door and a Triton Jade electric shower. Central heating radiator.

BEDROOM THREE

4.62m (15'2") x 3.00m (9'10")

With pine wardrobes and a central heating radiator.

BEDROOM FOUR

2.92m (9'7") x 2.69m (8'10")

With fitted double wardrobe and a dresser.

FAMILY BATHROOM

2.74m (9'0") x 1.65m (5'5")

Fully tiled and with a white suite comprising a panel bath with Victorian mixer shower above, a pedestal washbasin and a w.c. There is an etched shower screen and a central heating radiator.



DINING ROOM



LOUNGE



DINING KITCHEN comprising:-



DINING AREA

OUTSIDE

GARAGE

A single garage positioned at the side of the house and with an up and over door and with French doors linking directly to the garden.

Meadowlands stands within beautiful gardens which are wonderfully mature and well stocked. To the front there is an elevated lawned garden, a sizeable block paved driveway for parking vehicles and a screen of established shrubs which provide privacy for the house. To the rear the gardens are a joy to see with the sweeping areas of lawned, paved terraces and patios on two levels, an established pond with adjoining rockery area and a variety of shrubs and trees. At the rear end of the garden there is a screened shed and greenhouse, a pergola and a summerhouse all combining to form a lovely area for barbecues, sunbathing etc.

SERVICES

Mains water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Myson Velaire oil boiler.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing to almost all the windows. The Study and Utility Room windows are wooden framed and the patio doors are aluminium framed.

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 F.

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



MASTER BEDROOM



MASTER BEDROOM



ENSUITE SHOWER ROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



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.



17112



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

M619 Printed by Ravensworth Digital 0191 2303553