

# MARTIN MASLIN

5 OLD PADDOCK COURT  
HUMBERSTON  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN36 4SQ



AN OUTSTANDING FOUR BEDROOM DETACHED FAMILY RESIDENCE LOCATED ON A  
PRIVATE ROAD OFFERING SUMPTUOUS AND FLEXIBLE ACCOMMODATION FOR  
TODAYS MODERN LIFESTYLE

£525,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)



# The Property

Standing majestically in the far corner of this spacious cul-de-sac unbeknown to many forming a private road lying just off The Avenue. This is a most impressive detached family residence enjoying its own private plot. Built in 2004 to exacting standards and further improved over the years to provide first class accommodation. The interior has been professionally decorated throughout ensuring attention to detail combined with space and comfort in equal measure.

Principal features of the property include: - A large and inviting Entrance Hall with a cloakroom where the central staircase rises to a wonderful first floor galleried landing, an amazing Lounge extending to 29'0 with its stunning central marble fireplace and French doors leading onto the sun terrace. Across from the hall is a generous Dining Room/Music Room overlooking the front garden. Undoubtedly the hub of this entertaining home belongs to the fabulous open plan Living Kitchen with its range of shaker style coloured cabinets and granite worktops forming a large breakfast bar together with a solid oak floor flowing effortlessly through into the dining and sitting areas with a deep recess fireplace at one end. The Kitchen is fitted with a range of quality appliances whilst the whole dining area is an absolute pleasure to relax, courtesy of the abundance of double glazed sash windows and French doors providing natural light. An excellent size Study/Play Room is conveniently placed just off the kitchen for the growing family whilst an extra large Utility Room is ideally positioned off the hallway with its own side entrance.

Upstairs there is a wonderful first floor galleried Landing with access to a large loft space. There are four excellent Bedrooms including a Master Bedroom suite and a guest bedroom with a private ensuite Shower Room in addition to a Family Shower Room. The master bedroom suite features a bespoke built in bookcase, a large walk in Dressing Room and a superb private ensuite Shower Room. In addition the principal shower room has been recently refurbished featuring a designer walk in glass enclosure with a rainfall shower and a modern two piece suite.

The gardens are principally lawned being open planned to the front with mature trees, gravel borders and paved areas. A generous sett driveway to one side provides ample parking leading in turn to a detached double brick Garage with a wide electric up and over door. A delightful sun terrace spans the rear of the house providing a relaxing entertaining area making the most of its south west facing aspect overlooking a generous lawn screened by tall hedging and fencing to the perimeters. The property lies within walking distance of the facilities of New Waltham and Humberston falling within the catchment of the highly regarded Tollbar Academy and Humberston Academy. Number 5 Old Paddock Court represents one of the finest houses for sale in this select location. Viewing highly recommended. EPC Rating - C



# Accommodation

## ENTRANCE PORCH

With large uPVC double glazed entrance doors to the front flanked by matching sash glazed windows.

## ENTRANCE HALL

**5.64m (18'6") x 4.11m (13'6")**

A lovely bright and inviting entrance hall where the central staircase leads to a magnificent galleried first floor landing. The hallway is decorated in period colour schemes with deep corning, solid oak flooring and a radiator.

## CLOAKROOM

White suite comprising a close coupled w.c, a pedestal wash hand basin and a radiator.

## FAMILY LOUNGE

**8.76m (28'9") x 5.13m (16'10")**

A beautiful room decorated in period grey colour schemes enhanced by panel walls and a stunning marble firesurround with an open fire flanked by two double glazed side windows. There is a deep ceiling cornice with a matching rose and a bright large walk in bay with further windows and uPVC French doors onto the garden.

## DINING ROOM/MUSIC ROOM

**5.13m (16'10") x 4.90m (16'1") into bay**

Another generous room with a deep uPVC bay window overlooking the front garden. Tastefully decorated with a deep ceiling cornice with a matching rose and a radiator.

## STUDY

**3.66m (12'0") x 3.56m (11'8")**

A good sized room located off the kitchen with a deep ceiling cornice, a radiator and a uPVC window overlooking the rear garden.

## LIVING KITCHEN

**9.09m (29'10") x 4.11m (13'6") extending to 6.15m (20'2") into the kitchen**

A fabulous living area incorporating an open plan kitchen displaying a range of modern shaker style cabinets in a soft green colour with chrome handles and granite worksurfaces incorporating a breakfast bar area. There is a cut away 1.5 bowl sink with swan neck mixer taps, tiled splash back and underlighting to the units. Built in appliances include a range master professional freestanding cooker with a projecting cooker hood and an extractor fan over, built in fridge and freezer and an integrated dishwasher. Solid oak flooring flows effortlessly through into the family living area featuring a deep recessed fireplace with a living flame stove gas fire flanked by two double glazed windows. The room is bright and spacious incorporating a dining area with white wash wall coverings, coving to the ceiling and uPVC French doors opening onto the rear patio.



ENTRANCE HALL



FAMILY LOUNGE



FAMILY LOUNGE



DINING ROOM/MUSIC ROOM



### UTILITY ROOM

**4.14m (13'7") x 2.36m (7'9")**

A large utility room fitted with a range of base and wall mounted units, a stainless steel sink and work surface with plumbing for a washing machine and a vent for a tumble drier. There is a large built in storage cupboard, a uPVC double glazed rear entrance door and a boiler which was recently installed in May 2017.

### GALLERIED FIRST FLOOR

#### LANDING

**5.79m (19'0") x 3.56m (11'8")**

A superb landing with two useful built in storage cupboards, a deep ceiling cornice with a matching rose, a radiator and two uPVC front windows. There is access to a large boarded loft via built in access ladders.

### BEDROOM ONE

**5.13m (16'10") x 4.37m (14'4")**

An impressive master bedroom with a special bespoke handmade bookcase, coving to the ceiling, a radiator and two uPVC windows.

### WALK IN WARDROBE

**2.54m (8'4") x 1.96m (6'5")**

A large walk in wardrobe with built in hanging space and shelves.

### ENSUITE SHOWER ROOM

**2.44m (8'0") x 1.96m (6'5")**

A modern fully tiled shower room with built in high gloss furniture incorporating two matching Armitage Shanks vanity sink units with mixer taps, a back to the wall push button toilet and a large walk in shower enclosure with an Aqualisa shower. It has a traditional towel rail, recess spotlights and a uPVC double glazed side window.

### BEDROOM TWO

**5.18m (17'0") x 4.06m (13'4")**

A large double bedroom decorated in pastel colours with coving to the ceiling, a radiator and a uPVC double glazed front window.

### BEDROOM THREE

**4.17m (13'8") x 3.91m (12'10")**

Another good sized bedroom with a built in double wardrobe, a radiator and a uPVC double glazed front window.

### BEDROOM FOUR

**3.86m (12'8") x 3.66m (12'0")**

An excellent bedroom with a private ensuite shower room. With a built in double wardrobe, a radiator and two uPVC double glazed rear windows.

### ENSUITE SHOWER ROOM

Fully tiled with a built in double shower enclosure with an Aqualisa shower, a pedestal wash hand basin and a close coupled w.c. It has a radiator and a uPVC double glazed window.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN

### FAMILY SHOWER ROOM

2.59m (8'6") x 2.54m (8'4")

Featuring a superb modern designer glass shower enclosure with a rainfall shower over, a pedestal wash hand basin and a close coupled w.c. Fully tiled with a traditional towel rail and a uPVC double glazed rear window.

### OUTSIDE

#### DETACHED DOUBLE BRICK GARAGE

5.56m (18'3") x 5.61m (18'5")

With an electric up and over large front door, power and light and a courtesy door to the garden.

The property occupies one of the largest plots on this private road tucked away in one corner. Enjoying a deep open plan front lawned garden screened by mature trees with an attractive sett paved pathway with a planters and a gravelled border to the front. A generous sett driveway provides valuable off road parking leading in turn to the garage at one side. The rear garden is especially private screened by high mature hedging and fencing to the perimeters enjoying a wide patio area spanning the length of the house providing an ideal sun trap. It has a generous lawned garden with a variety of plants and shrubs and a summer house in one corner.

### SERVICES

Mains gas, water, electricity and drainage are connected.

#### OLD PADDOCK COURT MANAGEMENT COMPANY LTD

The property is situated on a private road where the management company covers street lighting, maintenance and grass cutting on the communal areas of Old Paddock Court. The annual bill for 2018/19 was £186.20.

### CENTRAL HEATING

Comprises radiators as detailed above connected to the gas central heating boiler located in the utility room.

### DOUBLE GLAZING

The property has the benefit of attractive uPVC framed sash style windows.

### SECURITY

There is a security alarm system installed to the house and garage and there is external lighting to the property.

### LOCAL AUTHORITY

North East Lincolnshire Council.

### COUNCIL TAX

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

### TENURE

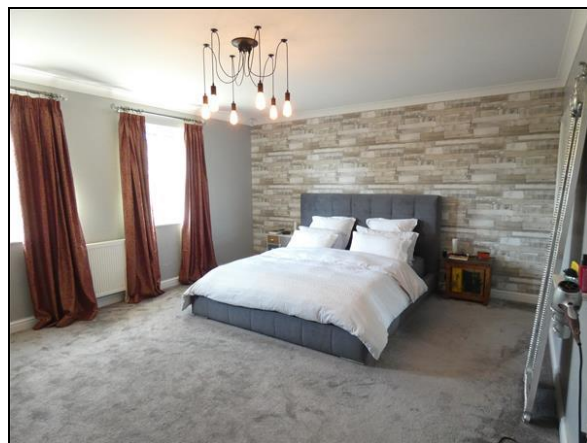
Freehold - subject to Solicitors verification.

### VIEWING

By appointment through the Agents on Grimsby 311000.



GALLERIED FIRST FLOOR LANDING



BEDROOM ONE



ENSUITE SHOWER ROOM



BEDROOM THREE





BEDROOM FOUR



FAMILY SHOWER ROOM



OUTSIDE



OUTSIDE



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.



19142



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