

MARTIN MASLIN

6 HOME PADDOCK
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0JH



FOUND IN THIS SELECT CUL DE SAC OFF INGS LANE A BEAUTIFULLY APPOINTED EXECUTIVE DETACHED FAMILY RESIDENCE OFFERING COMFORT AND QUALITY IN EQUAL MEASURE.

Offers around
£425,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

Located just off Ings Lane Home Paddock is a wonderful leafy and select cul de sac unbeknown to many featuring a range of high calibre homes of which No 6 is no exception. An executive detached residence offering comfort and quality in equal measure. Over the years the property has been progressively updated through a select scheme of improvements including a bespoke Kitchen and a private ensuite Bathroom designed by Sarah Anderson whilst further tailored oak wardrobes, a superb fitted study and Amtico flooring completes the picture.

Principal features of the accommodation include a large and welcoming spacious Hallway with designer Amtico flooring where the dog leg staircase rises to a wonderful galleried Landing. There is a smart Cloakroom with a w.c, featuring a modern white suite and whilst across the Hall is a pleasant family Lounge with a polished walnut fireplace and double doors opening onto a generous Sitting Room. Double doors separating the two rooms provide a large open space for entertaining together with a hexagonal Conservatory nicely positioned on the side of the house ensuring panoramic views onto the neatly manicured gardens. A generous Dining Room can accommodate a large table and free standing furniture with a door linking to the Kitchen.

Undoubtedly the bespoke Kitchen forms the hub of this superb family home extending to 20'0" in length including the Dining Area. Displaying a range of classic cream cabinets with solid granite work tops and quality appliances together with illuminated displays and an Amtico floor inset with a star motif.

Adjacent is a large Utility Room providing a rear Entrance Lobby whilst a superbly appointed Study/Snug with its tailored furniture provides a perfect retreat.

Upstairs the galleried Landing serves four character Bedrooms including the superb Master Bedroom suite fitted with quality oak wardrobes, with matching dressing table, and bed head. Double doors provide a secret access through to a hidden ensuite luxury Bathroom also designed by Sarah Anderson. The ensuite is beautifully fitted with a white suite complimented by granite black worktops, wall panelling, a vanity unit, a spa bath and a walk in shower. The principal Bathroom is also equally impressive complete with a quality roll top bath and a walk in shower.

Outside to the front are open planned lawned gardens which are interspersed with mature trees and conifers. The remaining three sides of the gardens sweep around the house featuring shaped lawns with a split level patio area to the rear, mature hedge boundaries and a small side garden with gated access. A large detached double brick garage is situated to the side of the property and is approached via a side block paved road.

The village high street of Waltham lies within short walking distance and provides a good choice of local shops, tea rooms and eating establishments. The property falls within the catchment of the highly regarded Tollbar Academy and Leas Primary and Junior School. An excellent quality home for the growing family found within this much favoured village position. Highly recommended. EPC Rating – C



Accommodation

ENTRANCE PORCH

With an exterior light. A uPVC double glazed entrance door with a matching side panel gives access to the reception hall.

RECEPTION HALL

5.66m (18'7") x 3.56m (11'8") narrowing to 1.98m (6'6")

A wonderful and welcoming reception hall featuring a beautiful Amtico designer floor with a feature strip, ceiling cornice and matching dado rail. It has a useful walk in storage cupboard and a dog leg spindle staircase rising to a first floor galleried landing.



RECEPTION HALL

CLOAKROOM

With a two piece white suite comprising a close coupled w.c, a pedestal wash hand basin and a radiator. It has coving to the ceiling, Amtico flooring and a uPVC double glazed side window.

LOUNGE

4.88m (16'0") x 3.96m (13'0") plus deep bay

A lovely room featuring a walk in bay with a tilt and turn sliding patio door overlooking the side garden. Tastefully decorated with a polished walnut fire surround with a marble inlay housing a living flame gas fire. It has a detailed ceiling cornice, a complimentary dado rail, a radiator and a uPVC double glazed front window. Double doors open into the sitting room.



LOUNGE

SITTING ROOM

4.11m (13'6") x 3.96m (13'0")

Another good sized room which can be opened out for entertaining. Featuring a polished fire surround with conglomerate marble inlay and hearth housing a living flame gas fire. It has a detailed ceiling cornice, a radiator and a uPVC double glazed window overlooking the rear garden. Glazed doors open into the conservatory.



SITTING ROOM

CONSERVATORY

4.11m (13'6") x 3.53m (11'7")

Built on a brick base with a ceramic tiled floor featuring a ceiling fan light and a uPVC double glazed patio door onto the gardens.

DINING ROOM

3.56m (11'8") into bay x 3.53m (11'7")

A good sized separate dining room with a walk in bay uPVC window, coving to the ceiling and a radiator.

STUDY

4.50m (14'9") x 3.12m (10'3")

Accessed from the kitchen via double doors. A large study/snug with custom built in furniture featuring a desk with draws, a cabinet and open corner display shelving. It has coving to the ceiling, a radiator and dual aspect uPVC windows.



CONSERVATORY

DINING KITCHEN

5.97m (19'7") x 3.25m (10'8")

A magnificent bespoke kitchen featuring a classic range of cream base and wall mounted units with matching cornice and light baffle. Featuring pelmet lighting, open corner display shelves and a built in wine rack. Complimentary granite worktops incorporate a cut away sink with a 1.5 bowl sink unit with mixer taps and matching upstands. Quality built in appliances include a De Dietrich induction hob with a cooker hood and an extractor fan, a single fan assisted oven and grill, a built in dishwasher and an integrated fridge and freezer. The kitchen is complimented by a beautiful Amtico designer floor with a feature strip flowing effortlessly through into the dining area providing space for freestanding furniture. There is a matching illuminated glass display cabinet with draws beneath, a ceiling canopy with lighting, a radiator and dual aspect windows whilst further sliding patio doors provide access onto the rear garden.

UTILITY ROOM

3.25m (10'8") x 2.39m (7'10")

Fitted with matching classic cream cabinets, complimentary work surfaces and a Belfast pot sink with mixer taps. It has tiling to splash back areas, a designer Amtico floor, a radiator, a uPVC double glazed window and a further double glazed exterior rear door.

FIRST FLOOR LANDING

With a deep stairwell, coving to the ceiling and loft access. There is a built in airing cupboard housing the hot water cylinder. All rooms lead directly off as follows.

MASTER BEDROOM

4.88m (16'0") to wardrobe x 3.86m (12'8")

A most spacious and comfortable bedroom fitted with a quality range of oak furniture incorporating a dressing table with a mirror, matching bedside tables, bed head, and fitted book cases. Enjoying dual aspect uPVC windows with views onto the gardens.

ENSUITE BATHROOM

3.25m (10'8") x 2.84m (9'4")

Accessed via double doors from the main bedroom wardrobes a secret hidden room lavishly appointed with a white modern suite and designer Amtico flooring. Attractively designed with built in cream furniture complimented by half panelled walls and tiling enhanced by recess lighting. Featuring a superb vanity unit with a granite moulded work top and sink, inset mirror with pelmet lighting and cupboards beneath. There is a back to the wall push button toilet, a double ended panelled spa bath with a shower attachment, granite shelving, a large separate walk in shower cubicle with a fixed head unit and a designer glass door. There is a heated towel rail and uPVC dual aspect windows.



DINING ROOM



DINING KITCHEN



DINING KITCHEN



STUDY

BEDROOM TWO

3.96m (13'0") x 3.15m (10'4") to wardrobes extending to 3.73m (12'3") max

A good sized double bedroom with built in wardrobes in a soft cream finish with a matching dressing table with a mirror and a set of draws. It has coving to the ceiling, a radiator and a uPVC double glazed rear window.

BEDROOM THREE

3.96m (13'0") into bay x 3.66m (12'0") to wardrobes

An interesting shaped room with built in wardrobes in a light walnut finish along one wall, a part sloping ceiling with access to the loft space, a radiator and a uPVC double glazed front window.

BEDROOM FOUR

3.56m (11'8") x 2.87m (9'5")

Again with built in quality furniture featuring a double wardrobe and dressing table with a matching mirror, coving to the ceiling, a radiator and a uPVC double glazed rear window.

BATHROOM

2.67m (8'9") x 2.84m (9'4")

With a white suite comprising a double ended panel bath with center off the wall handles, a modern designer vanity unit with pillar style taps and draws beneath, a close coupled w.c. with a push button toilet and a separate walk in shower cubicle. It has an Amtico designer floor, attractive tiling with granite tops, a radiator and coving to the ceiling. There is a uPVC double glazed front window.

OUTSIDE

DOUBLE GARAGE

5.79m (19'0") x 5.28m (17'4")

A double detached brick garage with power and light, up and over twin doors and a courtesy door onto the garden. A double width driveway is situated to the side of the property.

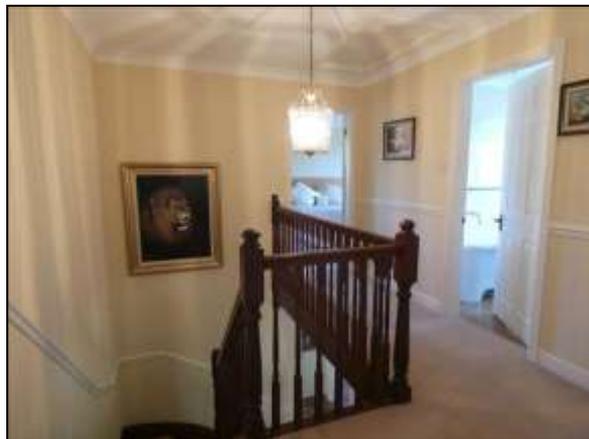
The property occupies a large corner plot with open plan lawns onto this desirable and select block paved cul-de-sac. Featuring a range of specimen plants and trees with a central pathway leading to the front door. The gardens almost surround the property which have been imaginatively designed by the present owners. A split level patio area is situated to the rear of the house with steps leading onto a shaped lawned garden extending beyond the conservatory. The gardens have been designed for low maintenance and are well screened by mature conifers and various hedgerows ensuring privacy.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Evo HE22 gas central heating boiler located in the utility room.



FIRST FLOOR LANDING



MASTER BEDROOM



ENSUITE BATHROOM



BEDROOM TWO

DOUBLE GLAZING

The property has the benefit of uPVC framed glazing.

SECURITY

A security alarm system is installed to the house and the is also a CCTV camera system in operation.

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

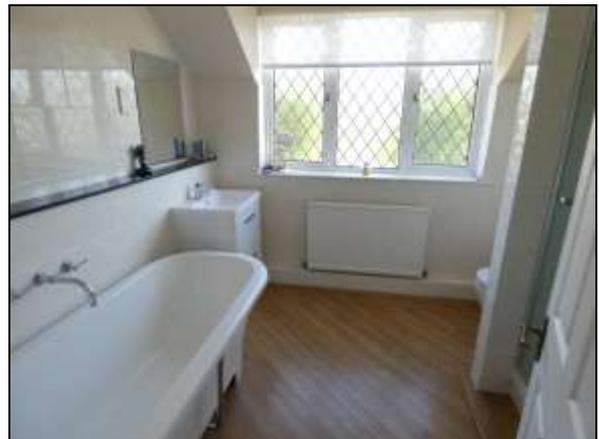
Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



BEDROOM THREE



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.



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