

MARTIN MASLIN

99 WALTHAM ROAD
SCARTHO
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2ND



A CLASSIC DETACHED RESIDENCE DATING FROM 1921 AND OFFERING SPACIOUS
FAMILY ACCOMMODATION SET WITHIN GROUNDS APPROACHING ONE THIRD OF AN
ACRE

£340,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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The Property

Situated on the eastern side of Waltham Road Scartho this traditional double fronted detached residence dates from 1921 and is set within beautiful established gardens which extend to around one third of an acre in total. The house is set well back from the road and the current long term owners have cleverly retained the best of the original features whilst also updating and remodelling the accommodation to meet the needs of todays family purchasers. It has the benefit of gas central heating (the boiler was only replaced around two years ago), uPVC framed double glazing to almost all the windows and a security alarm system and the gardens are an enthusiasts delight with extensive lawns, paved patios, fruit trees, a wide variety of shrubs and plants etc.

Principal features of the accommodation undoubtedly include the central Reception Hall with its glazed front door and side panels and spelled balustrade staircase, the wonderful through Lounge with its arched Claygate style fireplace and the equally impressive Dining Room with a classic white fire surround. The Dining Kitchen extends to over 20'0 in length and is comprehensively equipped with a range of beech cabinets, built-in appliances and genuine granite worksurfaces and the adjoining Garden Room allows this whole area to be occupied as the main living sector of the house. The picture of the ground floor accommodation is completed by a walk-in Pantry off the Kitchen and a particularly useful combined Shower/Utility Room which is accessed via the Garden Room.

At first floor level the large central Landing is great circulatory space and gives access to all four Bedrooms, three of which are very spacious doubles including two with washbasins and one with a comprehensive range of white wardrobes. The Bathroom is an excellent size, being fully tiled and with a white suite including a bath with a shower above, a w.c. and a washbasin. Within the mature gardens there is a brick Garage with an electrically operated door and the driveway is long enough to park a significant number of vehicles. There is a Summerhouse and a quality cedar Greenhouse and any gardening enthusiast will no doubt appreciate all the careful planting and nurturing by the current owners over many years.

Scartho village centre is only a few minutes walk away with its excellent range of local shopping facilities, Health Centre, tearooms etc. Regular buses serve the general area and the house falls into the general catchment of some of the areas best regarded schools.

All in all No 99 Waltham Road is a prestigious family home close to a century in age but still meeting the needs and aspirations of discerning purchasers just as it would have done when first built in 1921. Viewing is highly recommended. EPC Rating - D



Accommodation

GROUND FLOOR

RECEPTION HALL

A welcoming central entrance hall from where the spelled balustrade staircase leads to the first floor. There is a small understairs cupboard, a large walk-in cloaks cupboard, a delft rack and two central heating radiators.

LOUNGE

5.49m (18'0") x 3.84m (12'7")

A lovely through room featuring an arched Claygate style brickette fireplace with an open fire grate and brickette hearth. There are wall light points, three central heating radiators, a sealed solid wood floor and a delft rack.

DINING ROOM

4.57m (15'0") x 3.35m (11'0") plus bay

A well proportioned second reception room featuring a classic white firesurround with a marble inset and hearth and a living flame gas fire. The room benefits from a wooden floor plus two central heating radiators.

DINING KITCHEN

6.17m (20'3") x 3.30m (10'10")

A spacious room equipped with an excellent range of beech finish wall and base cabinets with granite worksurfaces incorporating two inset sinks. Built in appliances comprise a Siemens electric oven and a Siemens electric ceramic hob with an extractor canopy above. A peninsular unit effectively divides the preparation area from the dining area and there is a useful walk in Pantry leading off. The Dining Kitchen links directly to the Garden Room and a door also leads out to the driveway side of the house. There is a central heating radiator and an original storage cupboard.

GARDEN ROOM

3.78m (12'5") x 3.12m (10'3")

A pleasant room overlooking the garden and with French doors leading out onto the patio area. There is a laminate finish floor, a central heating radiator and a door opening to the Utility/Shower Room.

UTILITY/SHOWER ROOM

2.92m (9'7") x 1.22m (4'0")

With a white suite comprising a striped shower cubicle, a pedestal washbasin and a w.c. There is an electric radiator and provision for appliances.

FIRST FLOOR

LANDING

A spacious landing with two central heating radiators, a spelled balustrade, a picture rail and a good storage cupboard.



RECEPTION HALL



LOUNGE



DINING ROOM



DINING KITCHEN

BEDROOM ONE

4.52m (14'10") x 3.35m (11'0") to rear wardrobe

Positioned at the front of the house and featuring a range of white built-in furniture including wardrobes, high level cupboards and a central dresser. Central heating radiator.

BEDROOM TWO

4.34m (14'3") x 3.35m (11'0")

With a pedestal washbasin, a central heating radiator, a white cupboard and a lovely view of the rear garden.

BEDROOM THREE

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

With a pedestal washbasin and a central heating radiator.

BEDROOM FOUR

2.95m (9'8") x 1.70m (5'7")

With a central heating radiator.

BATHROOM

3.25m (10'8") x 2.67m (8'9")

Fully tiled and featuring a white suite comprising a panel bath with a gold finish mixer shower above, a pedestal washbasin and w.c. An airing cupboard houses the Ideal gas combination boiler and there is a central heating radiator.

OUTSIDE

GARAGE

6.40m (21'0") x 2.84m (9'4")

In brick and tile and with electric light and power and an electrically operated up and over door.

The house stands within established gardens which extend to approaching one third of an acre in total. To the front there is a part lawned garden with a driveway leading to the garage and a pathway leading to the front door. The front garden includes a wide variety of shrubs and plants whilst the rear garden is part laid to a crazy paved patio, part to a rectangular lawn and the remainder is cultivated with soft fruit canes, fruit trees, a fruiting fig tree and vegetable beds etc. There is a fruiting olive tree, a delightful Summerhouse and an Alton Cedarwood greenhouse and we are advised the gardens are a riot of colour in the Spring and Summer months.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal gas combination boiler located in the Bathroom cupboard and installed around two years ago.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing throughout with the exception of the Pantry window and the front door and side panels.



DINING KITCHEN



DINING KITCHEN



GARDEN ROOM



LANDING

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 Agent on Grimsby 311000.



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



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.



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