

MARTIN MASLIN

5 THE LAURELS
CHURCH LANE
HUMBERSTON
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4HZ



SET WITHIN A BRAND NEW PRIVATE GATED DEVELOPMENT OF FIVE HOUSES AT THE EASTERN END OF CHURCH LANE HUMBERSTON THE AVAILABILITY OF JUST TWO HOMES ON THE OPEN MARKET REPRESENTS A RARE OPPORTUNITY TO ACQUIRE A VERY SPECIAL LUXURY RESIDENCE IN A SEMI RURAL LOCATION. WITH CONSTRUCTION ALREADY COMMENCED, EARLY PURCHASERS WILL BE ABLE TO INFLUENCE SOME DESIGN CHOICES WITHIN THE PROPERTY.

£570,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

No 5 The Laurels in Humberston will undoubtedly be one of the finest new homes built for general market sale in recent years and at over 3000 sq ft (300m²) it is a very substantial family home. It forms part of an exclusive secure gated development of just five individual high spec properties, and will offer accommodation rarely achieved by other speculatively built properties. An unusually high spec. luxurious home built over 3 floors and thoughtfully designed with the discerning purchaser in mind, the orientation of the house on the plot has been cleverly designed to maximise the sunlight in the predominantly South and West facing gardens. With every attention paid to the finer points of good design, the developers have sought to create a high calibre home which will meet the demanding needs of today's executive purchasers. A quiet and safe private gated estate with no through traffic.

Principal features of the three storey property will include high ceilings with bespoke coving, a large central Reception Hall with Oak parquet floor from where the return staircase with turned spindles, newels and Oak handrail will lead to the first floor, a Cloakroom, a superb Study with vaulted ceiling which could meet other needs if required and is perfect for home working / office, a beautiful Lounge with a front bay window, fireplace and a Dining Room with Bifolding doors opening to the west facing rear garden. The Dining Room links in an open plan style to the main Kitchen/Living Room which will undoubtedly form the hub of the home. The Kitchen area features a lantern roof above and will be equipped with bespoke units by local specialist Richard Sutton. The Garden Room area has a beautiful lantern window above and bi-fold doors opening to the garden for maximum natural light. High spec insulation in the roof areas and floors give this home an EPC rating of B.

The house is hard wired with 2 x Cat 6 outlets in every room giving the option for an integrated multi-media system distribution system (not included), you can stack up 4 to 8 devices such as Sky boxes, DVD, PlayStation or any other device in the main hub (Under stairs) and call any device into any room. The same wiring also carries hard wired internet into every room so smart TV's can be plugged directly into the internet for superfast Netflix / Amazon etc, so no Wi-Fi blackspots and Virgin superfast fibre broadband is available with speed of up to 500mb with 1GB due shortly from the estates own Virgin distribution box that serves just 5 properties.

A large Utility/Boot Room completes the picture of the ground floor accommodation whilst at first floor level there is a central Landing, a stunning Master Bedroom with its own en-suite and separate Dressing Room, two further double bedrooms and a good sized family bathroom.

A second staircase leads to the second floor which provides two further Bedrooms (One with walk in wardrobe) and a full Bathroom.

The house will have the benefit of under floor gas central heating on all 3 floors (all 3 floors are fully insulated) with Ground and First floor being concrete, every room has its own digital thermostat that can be controlled via an App, casement style uPVC windows to reflect the traditional styling of the exterior of the house and a comprehensive security alarm system. A large Double Garage that can easily accommodate 2 cars, has storage above and stand to the property's eastern side and driveway parking for several vehicles.

The property will be protected by a 10 years building warranty scheme, the boiler is also covered by a 10 year warranty as are the windows and external doors for a buyers peace of mind.

The popular village of Humberston offers well regarded schooling plus a useful range of local shops, tearooms, Public Houses etc. The facilities of the resort of Cleethorpes are just a few minutes away and the beautiful Lincolnshire Wolds can be reached within 15 minutes by car.

All in all this will be a stunning home in an almost hidden location which will, in the Agents opinion, become known amongst discerning property owners as a very, very special place to live.

The stunning wrought iron estate gates are electronically operated and each house has its own buzzer and touch screen video pad to the gate which can also be opened remotely via an App while you are not at home, the gate also has fully recorded CCTV, the 200m private driveway is 5m wide and ample for 2 cars to pass, lined with bespoke wrought iron street lighting it will also be landscaped and will be a beautiful entrance to a stunning private estate. The estate road is laid to permeable 80mm block paving, as are all driveways.

No 5 The Laurels will be a home of immense quality and style and its secluded semi rural setting will only serve to enhance its appeal. Please contact the Agents for further information.



Accommodation

The accommodation will comprise: -

GROUND FLOOR

RECEPTION HALL

4.8m x 3.0m

A generous central hallway with Oak parquet style floor from where the elegant staircase with Oak handrails leads to the first floor and with a spacious storage cupboard under the stairs housing the internet and multimedia hub of the house.

INNER HALL

CLOAKROOM

To be equipped with a w.c. and handbasin and fully tiled/parquet floor.

STUDY

3.84m x 3.44m

With window overlooking the front driveway, Oak parquet style floor, superb vaulted ceiling and multiple Cat 6 points for high speed internet this is the perfect home office or additional reception room.

LOUNGE

5.19m x 3.89m

A lovely room at the front of the house with a bay window and provision for a fireplace of your choice, Gas, coal or log burner or electric.

DINING ROOM

3.89m x 3.78m

Accessed via the Living Room/Kitchen and with large bi-fold doors opening to the rear South/West facing garden, with Patio area outside for Alfresco dining in the afternoon sun. This room will have the benefit of a fully tiled floor.

LIVING ROOM/KITCHEN

8.05m x 6.5m max

A very spacious open plan area with bi-fold doors, a lantern roof for maximum natural light, bespoke Richard Sutton kitchen with a larder cupboard, electric ovens, hob, extractor, sink, waste bins, dishwasher, full height fridge freezer and a large central island with additional sitting area. This room will have the benefit of a fully tiled floor.

UTILITY ROOM/BOOT ROOM

3.44m x 2.18m

A useful Utility Room housing the gas boiler and mains pressure hot water tank in their own cupboard with additional storage, a range of units to include a seating / coat unit, a sink and provision for a washing machine & tumble dryer. A door leads outside rear garden. This room will have a fully tiled floor.



KITCHEN/GARDEN ROOM



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FIRST FLOOR

LANDING

A central landing from where the staircase will lead to the second floor accommodation.

MASTER BEDROOM

5.19m x 3.92m

With a large bay window, door opening to the ensuite Bathroom and a separate ensuite Dressing Room, 2 x Cat 6 sockets.

ENSUITE BATHROOM

3.78m x 1.7m plus large recessed shower

With a large recessed shower, a heated towel rail, tiled floor with under floor heating, twin vanity sinks and w.c plus a storage cupboard.

ENSUITE DRESSING ROOM

3.78m x 2.2m

Fitted with a range of bespoke wardrobes, drawers and shelving.

BEDROOM TWO

4.20m x 3.20m

A double bedroom with views onto Church Lane.

BEDROOM THREE

3.65m x 3.42m

A double bedroom.

FAMILY BATHROOM

3.24m x 2.99m plus large recessed shower

Freestanding bath, heated towel rail, tiled floor with under floor heating, vanity sink and w.c, a superb large family bathroom.

SECOND FLOOR

LANDING

Serving two bedrooms and bathroom.

BEDROOM FOUR

4.9m x 5.5m (approx. max)

With two large Velux windows and views across to Spurn Point at the rear and Church Lane at the front, this bedroom has the advantage of a built in dressing room which will be fully fitted.

BEDROOM FIVE

4.9m x 3.9m

With a large Velux window looking to the front with views of the Church, this room has the benefit of an additional storage area and also a large loft storage area over.

BATHROOM

3.0m x 2.0m approx.

To be equipped with a full bath, shower, w.c. and washbasin.



ILLUSTRATIVE BATHROOM



ILLUSTRATIVE BATHROOM



AERIAL VIEW OF THE SITE

OUTSIDE

DOUBLE GARAGE

6.0m x 6.0m

Ability to park 2 large cars inside the garage, driveway parking for additional vehicles.

The house stands within lovely gardens (approx 0.14 acre) with the rear facing west to enjoy the best of the afternoon and evening sunshine. A planting and fencing scheme will define the boundaries.

SERVICES

Mains gas, water, electricity and drainage will be connected and high speed Virgin Broadband is available.

CENTRAL HEATING

The property will have the benefit of under floor heating to ground, first and second floor levels.

DOUBLE GLAZING

Casement uPVC windows will be installed plus bi-fold doors where appropriate and composite front and rear doors, all with a 10 year guarantee.

SECURITY

The property will be equipped with a comprehensive security system and the scheme itself will be accessed via electrically operated wrought iron gates with touch screen video pad and code or App entry, remote functioning and CCTV.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

The property will be assessed for Council Tax purposes once completed.

TENURE

Freehold. A service charge will be payable towards street lighting, road maintenance, maintenance of the entry gate system etc.

SPECIFICATION HIGHLIGHTS

- Insulated concrete floors throughout
- Zoned underfloor heating with remote phone app control
- Hard wired internet provision in all main rooms
- Coving throughout included if required
- Fully insulated roof for excellent temperature balance
- Gallery landings and upper landings with windows
- Extra large Garages with 5m electric doors

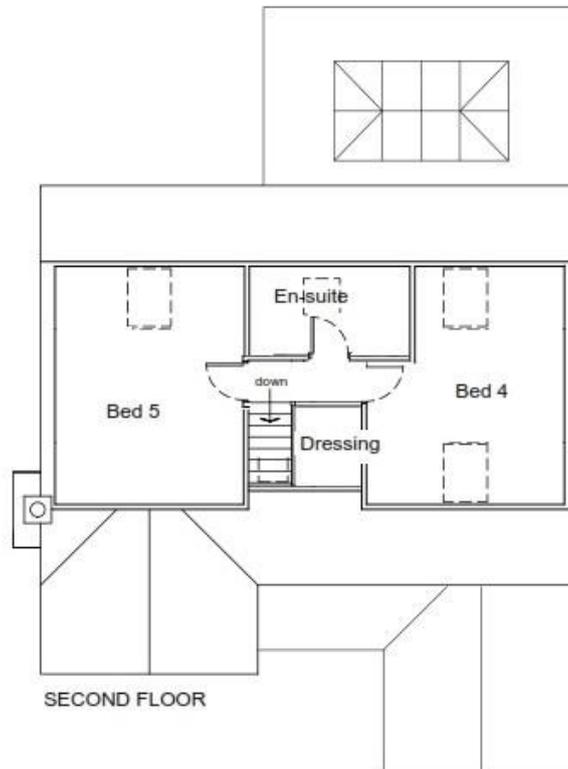
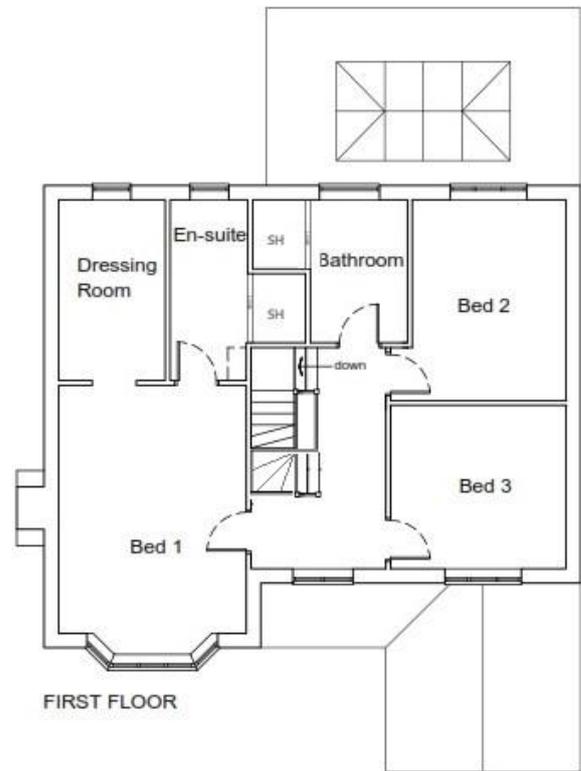
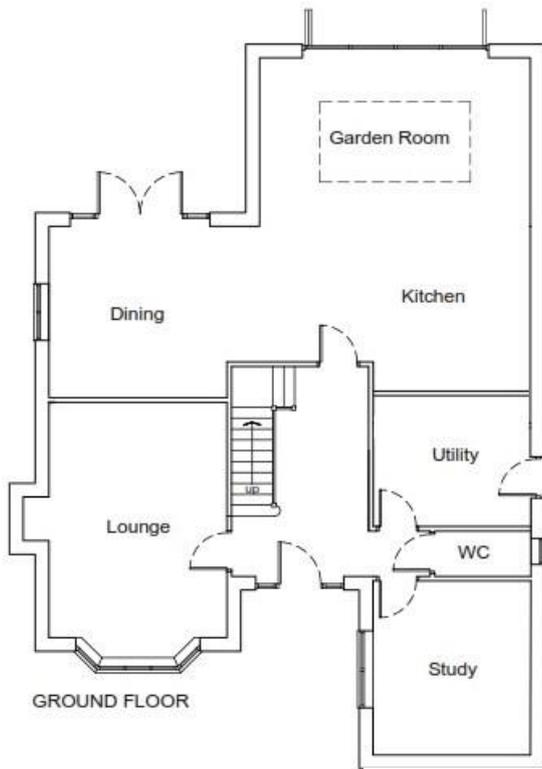
IMPORTANT

The design illustrations showing Kitchen and Bathroom layouts are provided for guidance purposes only and the finished rooms may vary depending upon style choices, materials etc. The computer generated external views are for artistic illustrations only and include some backdrops which vary from current reality.

VIEWING

A site visit to see the property as construction progresses can be arranged through the Agents on Grimsby 311000.





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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