

MARTIN MASLIN

MANDELA
1A AYLESBY LANE
HEALING
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7QP



A HIGHLY INDIVIDUAL 4/5 BEDROOM FAMILY RESIDENCE SIGNIFICANTLY EXTENDED TO PROVIDE SPACIOUS AND FLEXIBLE ACCOMMODATION SET WITHIN LARGE GARDENS APPROACHING 1/3 OF AN ACRE

£295,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Set within good size gardens approaching a third of an acre and located on the outskirts of this popular village, a highly individual family residence. A home to the same family for many years, life began as a small two bedroom bungalow on a large plot which has latterly been transformed into a most spacious and flexible four/five bedroom property.

Significantly extended in 1999 to include various ground floor additions forming a new Kitchen, Utility Room, Cloakroom, Ensuite Shower Room, a Conservatory and two further Bedrooms on the first floor. Mandela is set back from the lane and approached via a long sweeping driveway enjoying a lovely setting to the front whilst benefitting from a large south facing rear garden complemented by a large sun terrace.

The accommodation features a surprising 28'0 Entrance Hall where a part hidden staircase leads to the first floor serving two generous Bedrooms each with prominent garden vistas. All rooms can accommodate various needs for today's modern living including the main Lounge which extends to 20'0 with sliding patio doors onto the garden and further double doors connecting to a delightful Conservatory with a quality American Oak designer floor.

The Dining Room offers potential as a fifth Bedroom if required whilst the Breakfast Kitchen is well fitted with shaker style units incorporating a breakfast bar and space for freestanding appliances. Beyond is a valuable Utility Room with separate w.c. and wash hand basin. The Hallway boasts useful storage cupboards whilst the two main front bedrooms are each fitted with wardrobes including the Master Bedroom with an Ensuite Shower Room and tailored wardrobes by Steve Hildreth. The Family Bathroom completes the accommodation featuring a white three piece suite with a separate walk in shower cubicle.

The village of Healing provides excellent schooling for both Primary and Secondary education, including well known Healing Science Academy for 11 - 16 year olds. Within the Village there are local shops and amenities, a train station and Healing Manor with its conference and catering facilities. This is a rear opportunity to acquire a lovely home standing with large and extensive grounds. EPC Rating - D



Accommodation

GROUND FLOOR

ENTRANCE PORCH

A large Entrance Porch with a uPVC front door, matching side screen and double glazed side window.

HALLWAY

Extending to 8.53m (28'0") in length x 1.90m (6'3")

Further double glazed doors lead open into a spacious Hallway where the staircase leads to the first floor with a uPVC double glazed side window. Featuring a large built in storage cupboard, two radiators and a further understairs cupboard.

LOUNGE

6.10m (20'0") x 4.27m (14'0")

A lovely size room, well decorated featuring an attractive fireplace with marble inlay and hearth housing an electric fire. It has coving to the ceiling, a uPVC double glazed side window and a sliding uPVC patio door giving views and access onto the rear garden. Further French doors open into the Conservatory.

CONSERVATORY

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

A good size conservatory featuring a designer oak floor complementing the uPVC windows. There is a radiator, ceiling fan light and French double glazed doors giving access onto the garden.

DINING ROOM/FIFTH BEDROOM

4.14m (13'7") x 3.35m (11'0")

Well decorated with coving to the ceiling, a radiator and a uPVC double glazed rear window.

BREAKFAST KITCHEN

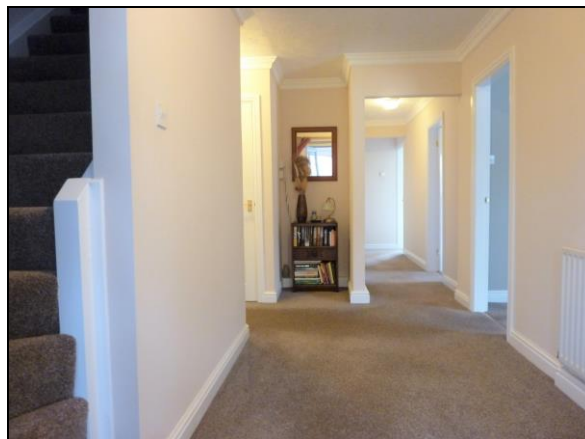
4.42m (14'6") x 3.71m (12'2")

A smart modern Kitchen in a birch coloured finish displaying a comprehensive range of base and wall mounted units with matching cornice and light baffle. Complementary worksurfaces extend to a peninsular breakfast bar and incorporate a Blanco stainless steel 1.5 bowl sink with monoblock Bristan mixer tap. There is space for a slot in cooker with projecting cooker hood and built in extractor fan, plumbing for a dishwasher and space for freestanding appliances. The Kitchen has dual aspect uPVC windows, a radiator, uPVC double glazed exterior door whilst a ceramic tile floor continues through into the Utility Room.

UTILITY ROOM

1.96m (6'5") x 1.78m (5'10")

Adjacent to the Kitchen providing plumbing for a washing machine and vent for a tumble dryer. It has a wall mounted gas central heating boiler, a radiator and access to the loft space and a uPVC double glazed side window.



HALLWAY



LOUNGE



CONSERVATORY



DINING ROOM/FIFTH BEDROOM

CLOAKROOM

With a two piece white suite comprising close coupled w.c, scalloped wash hand basin, a radiator and a uPVC double glazed front window.

MASTER BEDROOM

4.27m (14'0") x 3.35m (11'0") to wardrobes

A relaxing Bedroom fitted with quality tailored wardrobes in the Symphony range by Steve Hilldreth. Tastefully decorated with a radiator and a uPVC double glazed front window.

ENSUITE SHOWER ROOM

With full mermaid wall panelling and a modern suite comprising close coupled w.c, pedestal wash hand basin, large single shower cubicle with thermostatic shower unit, a radiator and an extractor fan.

BEDROOM TWO

4.27m (14'0") x 3.00m (9'10") to wardrobes

A good size Bedroom with a radiator and a uPVC double glazed front window.

FAMILY BATHROOM

A well equipped Bathroom with a white modern scalloped suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with rail/curtain. There is an additional shower cubicle with thermostatic shower, a radiator, extractor fan and a uPVC double glazed front window.

BEDROOM THREE

6.25m (20'6") x 3.53m (11'7")

A large Bedroom with shaped roof line featuring two walk in loft spaces, two radiators and a uPVC double glazed window overlooking the rear garden.

BEDROOM FOUR

4.27m (14'0") x 3.66m (12'0")

With a shaped ceiling, a radiator and a uPVC double glazed front window.

OUTSIDE

CONCRETE SECTIONAL GARAGE

7.37m (24'2") x 3.68m (12'1") internally

With power and light, courtesy side door and up and over front door.

Mandela is a wonderful residential property standing within approximately a third of an acre of grounds set back from Aylesby Lane. The property is approached via a long sweeping tarmac driveway leading in turn to further car parking and the Garage at the side. It has a deep front lawned garden with perennials and mature hedgerows. To the rear is an excellent size garden, mainly lawned with an attractive patio behind the Dining Room and Family Lounge. To one side there is a greenhouse, a further brick store and a vegetable patch. The garden has close boarded fencing to the perimeters.



BREAKFAST KITCHEN



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal Classic central heating boiler located in the Utility Room.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

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

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.

NB

We are advised there is a building plot at the rear of the property for a four bedroom detached house.



FAMILY BATHROOM



BEDROOM THREE



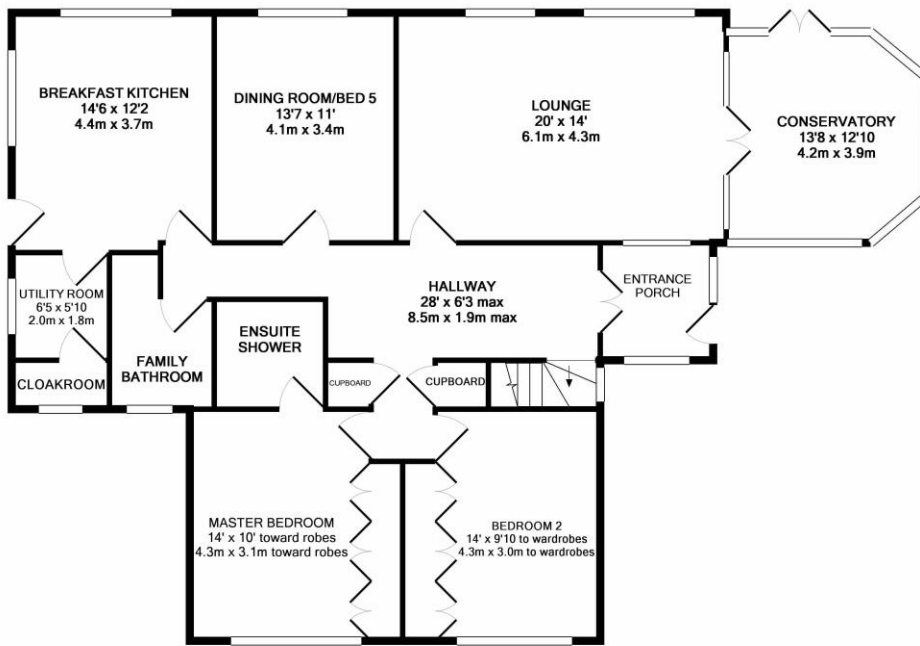
BEDROOM FOUR



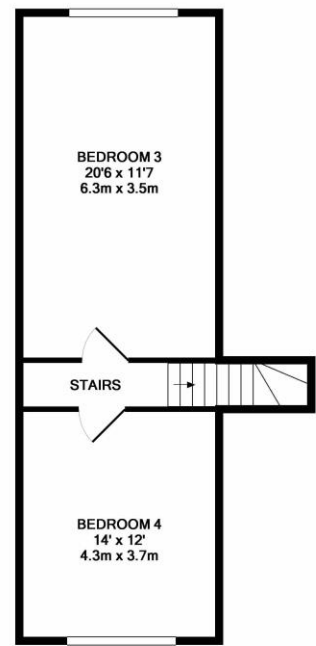
OUTSIDE



OUTSIDE

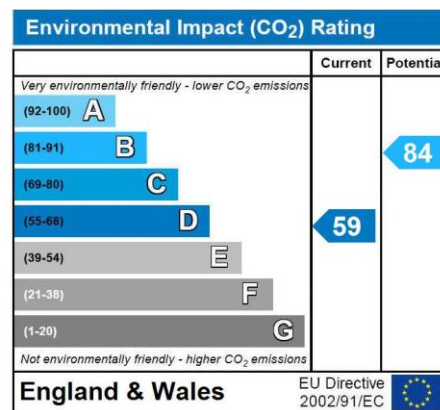
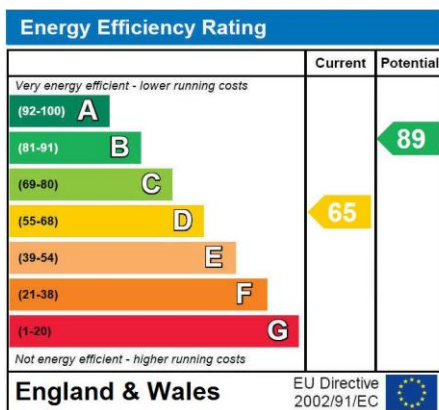


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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