



Old Paddock Court, Humberston, Grimsby, DN36 4SQ

**FOR SALE - £625,000**

**CanTERS**

Chartered Surveyors

A superb, individually designed and built four-bedroom detached house with double garage, set within fabulous mature gardens enjoying a southerly rear aspect and providing spacious, well-planned accommodation. The property is found off Humberston Avenue in an exclusive cul-de-sac containing a variety of individual homes, situated not far from the village centres of both Humberston and New Waltham, which benefit from local shops, convenience stores, public houses and well-regarded schools together with Bannatyne Health Club and Spa which is found on Humberston Avenue.

Constructed approximately eighteen years ago to the present vendors' exacting standards, the well-appointed and presented accommodation briefly comprises: Hallway, Sitting Room, Study, Living Kitchen, Conservatory, Utility and two Cloakrooms to the ground floor. To the first floor are Four Bedrooms, En-Suite Bathroom and a Family Bathroom.

The property has many notable features which include: underfloor heating to both the ground and first floors, sash-style uPVC double-glazed windows, oak internal doors, security alarm, a superb open-plan living kitchen, and a master bedroom with luxurious en-suite facilities.

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Porch</b>          | Open feature porch with four stone columns and a tiled step with brick edging.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Entrance Hall</b>  | 5.63m max x 3.50m max uPVC double-glazed entrance door with matching side and top lights. This impressive hallway features a return staircase with cast-iron spindles and oak handrail leading to the first-floor galleried landing. Ceiling rose and cornice. Tiled floor continues through into the cloakroom.                                                                                                                                                                                                                                                                                                                                                       |
| <b>Cloakroom</b>      | White suite comprising low flush WC and vanity-style wash hand basin with two cupboards, inset sink unit with mixer tap and splashback tiling.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Study</b>          | 4.29m x 3.45m Cornice and downlights to the ceiling. Two windows overlook the open-plan front garden.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Sitting Room</b>   | 4.28m x 5.64m A well-proportioned room to the rear of the property with dual-aspect windows. Feature fireplace with inset electric fire and marble hearth. Cornice and downlights to the ceiling.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Living Kitchen</b> | 9.23m x 4.28m This lovely space is undoubtedly the focus of this outstanding home, with dual-aspect windows. The kitchen area is comprehensively fitted with a range of high-gloss and wood-effect wall and base units with contrasting Corian worktops and matching upstands incorporating a single drainer sink unit with mixer tap. Matching island unit with breakfast bar provides further storage. Integrated appliances include Neff stainless steel oven and separate microwave, five-ring induction hob with stainless steel chimney-style extractor, built-in fridge and dishwasher. Tiled flooring continues into the utility room. Cornice and downlights. |
| <b>Utility Room</b>   | 5.21m x 2.36m Range of cream wall and base units with contrasting wood-effect worktops and single drainer sink unit. Space for washing machine, tumble dryer and fridge. uPVC double-glazed door to rear garden. Cornice and downlights.                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Cloakroom</b>      | White suite with vanity-style wash hand basin with mixer tap and low flush WC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Conservatory</b>   | 4.86m max x 4.58m max Accessed from the living kitchen, with tiled floor, uPVC double-glazed windows and two uPVC double-glazed doors opening onto the garden patio.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Landing</b>        | Ceiling rose, cornice, two windows overlooking rear garden.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Bedroom 1</b>      | 4.86m x 3.66m to wardrobes Range of high-gloss and wood-effect wardrobes, cupboards and drawers with dressing table. Two rear-aspect windows.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>En-Suite</b>       | 4.26m max x 4.30m max Luxury suite with tiled floor. Panelled bath with mixer tap and shower attachment. Low flush WC. Large vanity unit with drawers, cupboards and two countertop sink units. Separate walk-in shower with glass screen and power shower. Cornice and downlights. Front-aspect window. Airing cupboard with hot water cylinder.                                                                                                                                                                                                                                                                                                                      |
| <b>Bedroom 2</b>      | 3.67m to wardrobes x 3.05m Cornice and two front-aspect windows. Fitted wardrobes and drawers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Bedroom 3</b>      | 3.66m to wardrobes x 3.07m Cornice and two front-aspect windows. Fitted wardrobes and drawers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Bedroom 4</b>      | 3.12m x 2.94m to wardrobe Cornice, front-aspect window and fitted wardrobes with sliding mirrored doors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Family Bathroom</b>    | Suite comprising separate shower with glass door and power shower, walk-in bath with mixer tap, vanity unit with drawers and cupboards containing concealed-cistern low flush WC and wash hand basin. Tiled floor, chrome towel rail, cornice.                                                                                                                                                                        |
| <b>Outside</b>            | Open-plan lawned front garden with specimen trees and mature shrubs. Block-paved driveway leads to electrically operated timber gates providing access to enclosed rear garden and detached garage.<br>South-facing rear garden with brick and hedge boundaries, lawn, block-paved and paved patio areas. Recently added pergola. Large timber summer house (5.69m x 3.81m) with light, power and attached bike shed. |
| <b>Double Garage</b>      | 7.47m x 5.68m Brick construction with pitched concrete tiled roof, electric up-and-over door, personnel door, light and power.                                                                                                                                                                                                                                                                                        |
| <b>Management Company</b> | Vendor advises property forms part of a management company contributing to lighting and grass cutting in the cul-de-sac. Solicitors' confirmation awaited.                                                                                                                                                                                                                                                            |
| <b>Tenure</b>             | Vendor advises freehold. Formal confirmation awaited.                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Council Tax Band</b>   | 'G' (subject to review)                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>EPC Rating</b>         | 'C'                                                                                                                                                                                                                                                                                                                                                                                                                   |

#### **FURTHER INFORMATION AND TO VIEW:**

Viewing by appointment only. Contact James Chisholm – james@canters.co.uk – 01472 356143.

#### **DISCLAIMER:**

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## ADDITIONAL PHOTOS & PLANS



Entrance Hall



Sitting Room



Sitting Room



Study



Living Kitchen



Living Kitchen

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## ADDITIONAL PHOTOS & PLANS



Living Kitchen



Utility



Conservatory



Landing



Bedroom 1



Bedroom 1 En Suite

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## ADDITIONAL PHOTOS & PLANS



Bedroom 2



Bedroom 3



Bedroom 4



Family Bathroom



Rear Elevation



Rear Garden

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## ADDITIONAL PHOTOS & PLANS



Rear Garden



Rear Garden



Front Garden



Street View

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## ADDITIONAL PHOTOS & PLANS

Ground Floor



First Floor



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