

# MARTIN MASLIN

21A FOREST WAY  
HUMBERSTON  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4HQ



ENLARGED TO INCLUDE A FABULOUS LIVING KITCHEN COMBINING WITH A SUPERB OPEN PLAN SUN LOUNGE, TWO SPACIOUS RECEPTION ROOMS, FOUR GOOD SIZE BEDROOMS (INCLUDING PRINCIPAL BEDROOM SUITE) AND AN IMPRESSIVE BESPOKE BATHROOM. IT HAS UNDERFLOOR HEATING, GREAT KERB APPEAL AND A LOVELY PRIVATE REAR GARDEN. VIEWING IS HIGHLY RECOMMENDED.

£385,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

# The Property

Situated in this sought-after area of Humberston found in a pleasant cul-de-sac forming part of Forest Way, a striking detached dormer bungalow, significantly enlarged through a select programme of updating and redesigning by the present owner.

The accommodation includes a fabulous Living Kitchen featuring a large centre island combining a superb Sun Lounge (extended in 2021) with a lantern roof and bifold doors, two spacious Reception Rooms, four good size Bedrooms (including principal bedroom suite) and an impressive Bathroom with a real 'WOW' factor. Meanwhile the property's kerb appeal has also been enhanced by a two tone powder blue rendering complemented by modern anthracite grey windows and patio doors. Viewing is highly recommended to appreciate all on offer.

Principal features of the accommodation include a tiled Entrance Porch with an oak front door opening into the welcoming Hallway with built-in storage cupboards and a staircase to the First Floor. The laminate flooring flows through the kitchen into the spacious front Lounge with media wall and including additional Sitting Room which was formerly a garage forming part of the Living Kitchen.

Undoubtedly the Living Kitchen (extending to 25' in length) forms the hub of this amazing home, displaying a range of grey anthracite handleless cabinets and a large central island bar with maple butcher block worktops and a modern designer extractor fan above. The kitchen combines the lovely open plan Sun Lounge (extended in 2021) which features a lantern roof allowing natural light and bifold doors provide views and access onto the rear garden. In addition there is a modern fitted Utility Room with plumbing for a washing machine and a tumble dryer and a separate Cloakroom with W.C.

To the first floor level there is a good size Landing serving four excellent Bedrooms, including the superb principal bedroom suite complete with walk-in wardrobe and a recently installed Shower Room with a double walk-in shower and Roman sliding door. Completing the accommodation is a bespoke modern Bathroom in a black and white finish, featuring tabletop "His and Her" sink bowls with cupboards beneath, a double ended panel bath, W.C. and a large designer walk-in shower with drencher head and Roman sliding door.

The property enjoys underfloor heating to the ground floor areas with radiators installed on the first floor. It occupies a pleasant position with a walled front garden and a concrete driveway to the side. In the Agent's opinion the rear garden forms one of the main attractions with its private aspect, shaped lawn, slate pathways and exterior lighting creating the perfect al fresco setting. EPC Rating - D



# Accommodation

## ENTRANCE PORCH

Part enclosed and tiled with an exterior light.

## ENTRANCE HALL

5.31m (17'5") x 2.06m (6'9")

A lovely spacious and welcoming hallway where the balustrade and spindle staircase rises to the first floor level. Accessed via an attractive oak and glazed front door with matching side panels, the hallway features built-in furniture under the stairs with cupboards and drawer space and there is recessed lighting and grey laminate flooring continuing throughout the ground floor level.



ENTRANCE HALL

## LOUNGE

5.44m (17'10") x 3.66m (12'0")

A good size room with built-in media wall, recessed lighting and ceiling cornice.. It has a radiator and a uPVC double glazed bow window.



LOUNGE

## LIVING KITCHEN

7.47m (24'6") x 3.66m (12'0")

A fabulous open plan Living Kitchen incorporating a superb Sun Lounge with lantern roof. There is a large breakfast island with built-in 1.5 bowl sink, mixer tap and a superb Nexus dual fuel range oven combining 5 rings, two ovens, grill and plate warmer. There is a large extractor fan, built-in spice rack and a breakfast bar overhang. Further matching storage cupboards incorporate a built-in dishwasher, cutlery drawers and the central heating boiler. There is a uPVC double glazed side window and patio doors opening onto the rear garden.



LIVING KITCHEN

## SUN LOUNGE

5.87m (19'3") x 3.05m (10'0")

With a lantern roof allowing natural light and bifold grey uPVC framed doors giving views and access onto the rear garden.

## SITTING ROOM

5.87m (19'3") x 3.05m (10'0")

Open plan to the kitchen, another excellent reception room (formerly the garage). It features laminate flooring, ceiling spotlights and a uPVC double glazed front window.

## UTILITY ROOM

2.06m (6'9") x 1.40m (4'7")

Positioned just off the kitchen with a matching range of cupboards with built-in washing machine, vent for a tumble dryer and preparation area.

## CLOAKROOM

With a white suite comprising W.C, corner handbasin and a chrome heated towel rail. It has an extractor fan and a tiled ceramic floor.

## FIRST FLOOR LANDING

2.97m (9'9") x 1.09m (3'7")

With access to the loft space (part boarded with power and light.)



LIVING KITCHEN

### BEDROOM ONE

4.22m (13'10") x 3.20m (10'6")

extending to 15'8"

An interesting shaped bedroom with walk-in wardrobe and an ensuite shower room. Recently decorated the room has recessed ceiling lights, a radiator and a uPVC double glazed window.

### EN-SUITE SHOWER ROOM

3.51m (11'6") x 2.39m (7'10")

Fitted with a white suite comprising: vanity sink unit with built-in shelving and ceramic washbasin with mono tap, concealed cistern W.C. and an extra large walk-in shower with rainfall head, additional handset and a Roman sliding door. There is a radiator, recessed lighting and a uPVC double glazed window.



LIVING KITCHEN

### BEDROOM TWO

4.52m (14'10") x 3.05m (10'0")

A good size second bedroom with recessed ceiling spotlights, central heating radiator and a uPVC double glazed window.

### BEDROOM THREE

3.86m (12'8") x 3.25m (10'8")

Another good size double bedroom with recessed lighting, a radiator and uPVC double glazed rear window.

### BEDROOM FOUR

3.07m (10'1") x 2.31m (7'7")

With built-in storage cupboards, radiator and a uPVC double glazed rear window.



SUN LOUNGE

### BATHROOM

3.51m (11'6") x 2.39m (7'10")

A large modern bathroom in a black and white finish, individually designed to include 'His and Hers' ceramic sink bowls with mono taps and matching tabletop with drawers beneath. There is a large double ended panel bath with mixer taps and shower attachment, W.C, and a superb double walk-in designer shower with fixed drencher head, handrail and Roman sliding glass door. The walls have a textured grey finish with recessed lighting and a uPVC double glazed rear window.



SITTING ROOM

### OUTSIDE

The front garden is mainly laid to lawn set behind a brick and coping stone wall with grey slate borders. It has a concrete driveway, fencing to the perimeters and a side gate leading in turn to a lovely private garden. The rear garden is designed for ease of maintenance with a shaped lawn surrounded by a grey slate pathway and further enhanced by external lighting.



FIRST FLOOR LANDING

## GENERAL INFORMATION

Mains, gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Ideal combination central heating boiler. The property has the benefit of underfloor heating to the ground floor area and uPVC framed double glazing in an anthracite grey finish. The Local Authority is the North East Lincolnshire Council and the property is in Council Tax Band E. The property is Freehold subject to Solicitor's verification.

## VIEWING

Strictly by appointment through the Agents on Grimsby 311000. A video walkthrough tour can be seen on Rightmove and the Martin Maslin website.



BEDROOM ONE



EN-SUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



BATHROOM



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.

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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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