

# MARTIN MASLIN

THE COTTAGE  
57 STATION ROAD  
HEALING  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN41 7LX



Dating from 1930 and cleverly extended in 2007 The Cottage must be one of the prettiest and most charming houses currently available anywhere in the region. Adorned with luxuriant wisteria and creeper the property is equally attractive both externally and internally and viewing is highly recommended. The sumptuously appointed accommodation benefits from gas central heating and some uPVC framed double glazing and briefly comprises: Entrance Hall, front Sitting Room, Living Room with steps down to the large Dining Kitchen with cream units and plenty of room to dine and relax, combined Utility/Cloakroom, two double Bedrooms (both with wardrobes) and delightful Bathroom with a white suite. The gardens are an enthusiast's delight enjoying privacy and tranquillity due to professional standard planting schemes and maintenance. Very, very special - a real one-off!  
EPC Rating – E.

£259,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:

## GROUND FLOOR

### ENTRANCE HALL

A lovely entrance area from where the staircase leads to the first floor. The walls to the staircase are half-panelled and a door opens to the Sitting Room.

### SITTING ROOM

**3.66m (12'0") x 3.35m (11'0") plus bay.**

A beautiful room featuring a classic cast iron fireplace with a tiled inset and hearth and an open fire grate. An additional side window allows the room to enjoy extra natural light and the front bay window looks out to the front garden. There is a central heating radiator.



SITTING ROOM

### LIVING ROOM

**3.48m (11'5") x 3.05m (10'0")**

Positioned adjacent to the Dining Kitchen and with steps linking the two areas. The Living Room features a tall white traditional style fireplace with a brick inset and hearth and an open fire grate. There is a delft rack, a central heating radiator, a side window and a spindle balustrade positioned either side of the steps.



SITTING ROOM

### DINING KITCHEN

**3.48m (11'5") x 3.96m (13'0")**

Created by way of a sizeable extension at the rear in 2007 and equipped with a comprehensive range of cream wall and base cabinets with speckled worktops incorporating a single drainer cream composite 1.5 bowl sink unit. There is a dishwasher, space and provision for a range style cooker (the current Rangemaster may be available by separate arrangement) and there is a water supply for a suitable fridge freezer. The fireplace style cooker recess features an extractor canopy and chequerboard pattern tiling. Glazed double doors open to the rear garden and the part vaulted style ceiling incorporates four Velux roof windows. There is ample room for a large dining table or possibly sofas and a smaller table. There is a central heating radiator.

### SIDE ENTRANCE LOBBY

With a door opening out to the side of the house and a useful understairs storage cupboard. There is a central heating radiator.

### UTILITY/CLOAKROOM

A dual purpose space with provision for washer and dryer within the useful cupboards and a white suite comprising a pedestal washbasin and a W.C. There is a heated towel warmer.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

**3.66m (12'0") x 3.35m (11'0")**

Positioned at the front of the house and with a range of built-in cream wardrobes and a central heating radiator.



LIVING ROOM



LIVING ROOM

## BEDROOM TWO

3.51m (11'6") x 2.79m (9'2")

A bright and airy bedroom enhanced by mirrored wardrobes and a wide window looking out to the rear garden. The walls are half panelled and there is a central heating radiator.

## BATHROOM

2.31m (7'7") x 1.63m (5'4")

Principally tiled and with a white suite comprising a shaped shower bath with a chrome fixed head mixer shower above, a W.C. and a pedestal washbasin. There is a curved shower screen to the bath side, a heated towel warmer and a cupboard housing the Baxi gas boiler.

## OUTSIDE

The Cottage occupies rectangular shaped gardens which are an absolute joy to see. To the front the gravelled parking area is enclosed by a diverse variety of established shrubs and trees and the house itself is adorned by mature wisteria. A wide gravelled pathway leads past the house and a gate opens to a charming rear garden full of colour, texture and variety. There is a small storage shed/playhouse, a pretty pond, a seating arbour and a useful shed hidden at the very bottom of the garden. The garden enjoys privacy and screening and any enthusiast will be delighted by the almost professional level of planting and maintenance.

## GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Baxi gas boiler in the Bathroom and the property has the benefit of part uPVC framed double glazed windows and some wooden framed original windows. It falls within the jurisdiction of North East Lincolnshire Council and is currently in Council Tax Band C although this will be reviewed following sale due to enlargement work undertaken by the current owners. The tenure is Freehold subject to Solicitor's verification.

## VIEWING

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

## LOCATION AND AMENITIES

The property is located approximately halfway along Station Road within walking distance of the village shop and the railway station. Healing offers good schools and the nearby A180 interchange allows easy access to the country's motorway network.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BATHROOM



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.

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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.



23083



Martin Maslin Estate Agents  
4/6 Abbey Walk  
Grimsby  
North East Lincolnshire  
DN31 1NB  
T: 01472 311000 F: 01472 340200  
E: office@martinmaslinestateagents.co.uk  
www.martinmaslinestateagents.co.uk