

MARTIN MASLIN

SOUTHFIELD FARMHOUSE
34 LOUTH ROAD
HOLTON-LE-CLAY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5HL



A wonderful 3/4 bedroom detached character home with its origins thought to date back to 1880 occupying a lovely front line position along Louth Road close to the centre of this popular village. Extended over the years this charming property has been sympathetically updated inkeeping with a farmhouse style featuring beamed ceiling and lovely bay windows. The accommodation features a welcoming Entrance Hall serving two Reception Rooms including a spacious Lounge and dual aspect Dining Room. There is a further Study/fourth Bedroom, a farmhouse style Dining Kitchen with cooker housing and a Rear Lobby with ground floor W.C. Upstairs there are three excellent size double Bedrooms each with dual aspect and a superb Family Bathroom featuring a bespoke vanity unit, corner bath and large walk-in shower. Set within wonderful gardens the property enjoys a delightful morning patio with hot tub and housing, a large Hobbies/Store Room, a large double car port and a generous driveway screened by two sets of wrought iron gates. EPC Rating - D

£315,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A uPVC double glazed front door gives access to the spacious Hallway.

ENTRANCE HALL

7.01m (23'0") x 1.60m (5'3")

extending to 8'0"

A lovely extended hallway with feature uPVC windows and an open tread staircase leading to the first floor part galleried landing. It has a radiator with fretted cover and an open doorway to the Inner Hall.

LOUNGE

6.93m (22'9") x 3.78m (12'5")

A relaxing room with a feature curved uPVC double glazed bay window overlooking the garden. There is coving to the ceiling and a radiator. The focal point of the room is a recessed fireplace with a cast iron style gas stove set on a marble hearth.

DINING ROOM

4.14m (13'7") x 3.81m (12'6")

A generous dining room enjoying dual aspect views over the gardens and driveway. It has coving to the ceiling, a dado rail and a radiator.

INNER HALL

2.13m (7'0") x 1.22m (4'0")

STUDY/FOURTH BEDROOM

3.66m (12'0") x 3.45m (11'4")

With a built-in bookcase, laminate flooring, coving to the ceiling, a radiator and a uPVC double glazed side window.

KITCHEN

3.53m (11'7") x 4.22m (13'10")

A lovely farmhouse style kitchen featuring a range of base and wall mounted units with open display shelves and a decorative beamed ceiling. Contrasting black worksurfaces incorporate a 1.5 bowl ceramic sink with swan neck mixer taps and tile splashback. There is an exposed brick cooker housing for the Rangemaster gourmet multi-fuel oven with a matching Rangemaster extractor fan and light over. Further built-in appliances include a split fridge-freezer and an integrated dishwasher. It has a ceramic tile floor with space for a small dining table and chairs, a radiator and dual aspect uPVC windows.

REAR LOBBY

With a ceramic tile floor, cloaks space, access to the Cloakroom/W.C. and a uPVC double glazed exterior side door.

CLOAKROOM

Half tiled with a white suite comprising W.C, slimline vanity unit with sink and mixer taps, and a uPVC double glazed window.

LANDING



ENTRANCE HALL



LOUNGE



SITTING ROOM



STUDY/FOURTH BEDROOM

BEDROOM ONE

4.11m (13'6") x 3.81m (12'6")

A lovely bedroom recently decorated with fitted wardrobes in a smart walnut finish. The room enjoys dual aspect views over the gardens and there is a radiator.

BEDROOM TWO

3.81m (12'6") x 4.11m (13'6")

Another superb double bedroom with a radiator, coving to the ceiling and dual aspect uPVC windows.

BEDROOM THREE

4.14m (13'7") x 3.68m (12'1") max into recess

Another double bedroom with dual aspect views onto the garden, built-in sliding wardrobes and a radiator. There is a door providing access to a large over-stairs storage cupboard with access to the part-boarded loft space with lighting.

FAMILY BATHROOM

4.80m (15'9") max. x 1.98m (6'6")

A superb and spacious family bathroom featuring a bespoke vanity display unit with inset bevelled mirrors, illuminated glass displays and ceramic sink with Hudson & Reed chrome tap fittings. It has a corner style whirlpool bath, W.C. and a large walk-in shower with Roman sliding door. The floors and walls are tiled and there is a radiator and a uPVC double glazed side window.

BRICK STORE

5.89m (19'4") x 3.15m (10'4")

A useful large Hobbies/Store Room with a range of units, a sink, plumbing for a washing machine and plenty of storage space. It has power and light, a single glazed front windows and separate courtesy side door. Adjacent is a built-in garden store with shelves and light and behind there is a small store/workshop with power and light opening onto the patio.

OUTSIDE

The property occupies a broad frontage accessed via wrought iron gates opening onto a generous gravelled driveway and a large covered carport. A side gate leads into the delightful patio area ideal for the morning sun with a purpose-built covered gazebo with a hot tub. The main gardens are situated to the side of the house enjoying a lovely well established lawned garden with variegated shrubs, mature trees, hedging and a brick wall ensuring privacy from the roadside. There is a further front patio area with gates leading onto the driveway.



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM TWO

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 located in the kitchen installed in approximately 2019 and the property has the benefit of uPVC framed double glazing in all rooms except for the Store Room. The property has a security alarm system fitted and there are motion sensor lights. The Local Authority is the East Lindsey District Council and the property is in Council Tax Band D. The tenure is Freehold subject to Solicitors verification. We are advised that the property was re-roofed in 2002 and that the rooms of the property which were extended in the 1970s have cavity wall insulation (Cloakroom, Study, Bathroom)

VIEWING

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

LOCATION AND AMENITIES

The property is situated on the south end of Louth Road in the sought after village of Holton-Le-Clay. Local buses serve the general area and local amenities include shops, public houses, the cricket club and a pharmacy. The towns of Grimsby and Cleethorpes are just a short drive away.



BEDROOM THREE



FAMILY 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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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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