

MARTIN MASLIN

61 BARNOLDBY ROAD
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0DB



A SUPERB DETACHED HOUSE OF IMMENSE QUALITY THROUGHOUT,
BEAUTIFULLY PRESENTED AND OFFERING SPACIOUS FAMILY SIZE
ACCOMMODATION SET WITHIN LOVELY ESTABLISHED GARDENS.

£475,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Dating from the mid 1990s and later extended by the current owners this impressive detached house offers excellent accommodation and is set within mature gardens of around one fifth of an acre. It is located on Barnoldby Road with a south facing rear elevation for maximum enjoyment of the sunshine and viewing is highly recommended.

Principal features of the accommodation include the welcoming Reception Hall from where the spindle balustrade staircase leads to the first floor, the elegant main Lounge with its Carrera marble fireplace and the front Sitting/Dining Room which can be put to flexible use depending upon a buyer's needs. The Office/Study is fitted with a range of furniture and there is a Utility with adjoining Cloakroom.

The signature room of the house is undoubtedly the Living Kitchen/Sun Room at the rear, created by way of the rear extension. The kitchen area is a Sarah Anderson design and includes ivory and blue shaker style cabinets, granite worktops and a central island. There is ample space for a good size dining table and the sun room area features a high vaulted ceiling and bifold doors opening to the garden.

At first floor level the central landing gives access to all the rooms including the Master Bedroom with its own walk-through Dressing Room and excellent ensuite Bathroom complete with roll-edge bath and shower enclosure. The three further Bedrooms are all doubles and the Family Bathroom is stunning with a freestanding bath tub and larger than average shower enclosure. The house has the benefit of uPVC framed double glazing and gas central heating with the Living Kitchen and Sun Room being warmed by underfloor heating.

The grounds are rather special too, with established lawns and plenty of gravelled parking space/driveway which can accommodate numerous vehicles. The Double Garage is much larger than usual and behind it there is a good size Workshop/Store, perfect for hobbies and secure storage.

The village of Waltham provides an excellent range of local facilities including specialist retailers, popular Public Houses, restaurants, tea rooms etc and good schools. No. 61 is a very special home enhanced by its setting and discerning potential purchasers are advised to visit without delay. EPC Rating - D



Accommodation

The accommodation comprises:-

GROUND FLOOR

RECEPTION HALL

An impressive entrance area from where the twin flight staircase with quarter landing leads to the first floor. There is a lovely wooden floor, an understairs recess and a central heating radiator. An archway leads through to an inner hall area.

LOUNGE

5.66m (18'7") x 3.53m (11'7")

An elegant room featuring a Carrera marble fire surround with an arched cast iron inset and a living flame gas fire. Glazed doors open through to the Living Kitchen and there are two wall light points and a central heating radiator.

SITTING/DINING ROOM

3.53m (11'7") x 3.25m (10'8")

Positioned at the front of the house and featuring a dado rail and a bay window. There is a wooden floor and a central heating radiator.

OFFICE/STUDY

2.62m (8'7") x 2.36m (7'9")

Comprehensively equipped with a range of maple finish furniture including low level cupboards and drawers, a corner desk and wall shelves. There is a central heating radiator.

UTILITY ROOM

2.44m (8'0") x 1.52m (5'0")

Equipped with white wall and base units, a black sparkle granite worktop and a wall mounted Potterton Profile gas boiler. A door leads outside and there is a useful cloaks cupboard and washing machine.

CLOAKROOM

Leading off the Utility Room and with a white suite comprising a W.C. and a contemporary style white handbasin. It has a heated towel warmer.

LIVING KITCHEN

9.86m (32'4") x 4.09m (13'5") max

A stunning room forming an 'L' shape with the Sun Room and providing space to dine, relax and prepare. The Kitchen area itself is equipped with a delightful range of ivory shaker style wall and base cabinets with steel grey granite work surfaces incorporating an inset 1.5 bowl sink unit. There is an island unit, painted pale blue and with an integral breakfast bar. A wide recess with extractor above accommodates the Smeg dual fuel range cooker and there is a fridge freezer and an integrated dishwasher. A cupboard conceals the Biasi gas combination boiler and glazed doors lead out into the rear garden. There is ample space for a large dining table and the room features underfloor heating.



RECEPTION HALL



LOUNGE



LOUNGE



SITTING/DINING ROOM

SUN ROOM

3.30m (10'10") x 2.92m (9'7")

Positioned to link with the Living Kitchen and with a high vaulted ceiling, a freestanding contemporary cylindrical woodburning stove and a glazed gable end wall with bifold doors. A wall recess is designed to accommodate a flat screen TV and this area also features underfloor heating.

FIRST FLOOR

LANDING

With a spindle gallery balustrade to the staircase, a central heating radiator and an airing cupboard housing the hot water cylinder.

MASTER BEDROOM SUITE COMPRISING:-

BEDROOM

3.56m (11'8") x 3.53m (11'7")

A lovely double bedroom at the front of the house with a central heating radiator and a door opening to the Dressing Room.

DRESSING ROOM

3.56m (11'8") x 2.01m (6'7")

With a range of open hanging rails, shelving and drawers, a central heating radiator and space for a dressing table.

BATHROOM

3.35m (11'0") x 1.98m (6'6")

A beautiful bathroom with a classic white suite comprising a freestanding roll edge bath on ball and claw feet, a pedestal washbasin, a W.C. and a clear step-in shower enclosure with a fixed head mixer shower. The walls are part tiled and there are two heated towel warmers.

BEDROOM TWO

4.39m (14'5") x 2.92m (9'7")

A lovely bedroom with a window overlooking the rear garden and a central heating radiator.

BEDROOM THREE

4.01m (13'2") max x 3.53m (11'7")

With a central heating radiator.

BEDROOM FOUR

3.53m (11'7") x 3.28m (10'9")

Positioned at the front of the house and with a central heating radiator.

FAMILY BATHROOM

3.48m (11'5") x 2.26m (7'5")

A stunning bathroom with a freestanding blue and white bathtub, a W.C, a circular bowl set on a freestanding vanity unit with drawers and a larger than average step-in shower enclosure with a twin head chrome mixer shower. The walls are part tiled and there are two wall lights and a heated towel warmer.



OFFICE/STUDY



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN

OUTSIDE

The house stands within excellent size rectangular shaped gardens which are beautifully presented and well stocked. To the front there are two areas of lawn plus a sizeable gravelled parking area and the driveway approached through wrought iron gates leads past the house to the Double Garage at the rear. The rear garden is principally lawned and includes a number of mature trees including fruit trees and immediately behind the house is a paved terrace perfect for al-fresco dining and entertaining.

DOUBLE GARAGE

7.21m (23'8") x 5.49m (18'0")

A very large garage with twin up and over doors and loft storage space above.

WORKSHOP/STORE

5.49m (18'0") x 3.12m (10'3")

With a side access door and electric light and power.

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 Potterton Profile gas boiler and underfloor heating in the Living Kitchen and Sun Room connected to the Biasi gas combination boiler. The house has the benefit of uPVC framed double glazing and falls under the jurisdiction of North East Lincolnshire Council. It is Freehold (subject to Solicitors verification) and currently in Council Tax Band E although this will be reviewed following sale due to enlargement work carried out by the current owners.

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.



LIVING KITCHEN



SUN ROOM



MASTER BEDROOM



ENSUITE BATHROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



FAMILY BATHROOM



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.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

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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