

MARTIN MASLIN

1 PADDOCK VIEW
TETNEY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5JY



COMMANDING A FRONT LINE POSITION ON THIS SELECT DEVELOPMENT, A FABULOUS 7 BEDROOM DETACHED FAMILY HOME EXUDING CHARM AND QUALITY THROUGHOUT. INCLUDING TWO RECEPTION ROOMS, A MAGNIFICENT LIVING KITCHEN, 7 EXCELLENT BEDROOMS AND 4 BATHROOMS. SPACIOUS BLOCK PAVED DRIVEWAY LEADING TO THE INTEGRAL GARAGE, MODERN REAR GARDEN WITH RAISED DECKING AND PATIO IDEAL FOR AL FRESCO ENTERTAINING.
EPC RATING - B.

£560,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Commanding a front line position on this select development of just nine executive homes a fabulous 7 bedroom detached family residence with many quality features waiting to be discovered. Designed and built by C&L Fairburn in 2020 No. 1 is the flagship house of the development, standing proudly above the roadside occupying the largest plot and approached via a spacious block paved driveway enhanced by an attractive front wall boundary. The current owners have further developed this beautiful home through a select programme of updating, creating a lovely guest suite with private hallway, new staircase and a first floor bedroom with luxury shower room whilst outside the rear garden has been designed for alfresco entertaining. Built to a very high specification set over three floors this outstanding property exudes charm and elegance throughout featuring solid oak interior doors and polished porcelain tile flooring with electric underfloor heating, two individual reception rooms, a magnificent living kitchen, seven excellent bedrooms and four luxury bathrooms. Viewing is essential to appreciate all on offer.

Principal accommodation includes an attractive pillared Entrance Porch with canopied light and a smart composite front door leading directly into the Entrance Hall. On entering one is greeted by a stunning oak and glass panelled staircase rising gracefully to the first floor galleried landing. Complementing the hallway is the beautiful highly polished porcelain tile floor flowing through into the Kitchen and other living spaces. There are two sizeable reception rooms each with solid oak floors including a lovely dual aspect Lounge with a cast iron gas stove. Without doubt the fabulous Living Kitchen extending to 24'0 x 22'0 forms the hub of this incredible home with its high vaulted ceiling and bifold doors opening onto the rear garden. The kitchen is superbly designed with a range of high quality cabinets in a subtle arctic white finish with matching centre island, quartz worktops and illuminated display units. It boasts a range of quality Neff appliances including two eye-level ovens with warming drawer, a large induction hob with canopied extractor fan, full-height built-in fridge and freezer and an integrated dishwasher.

The stunning porcelain floor continues through into the living and dining areas and Velux windows allow natural light. Leading off the kitchen is a central Boot Room, bespoke Cloakroom/W.C. and a large fitted Utility Room. Beyond a door leads into a further private Hallway, cleverly designed as a potential annexe with a purpose-built staircase leading to the large Guest Bedroom positioned over the Garage with its own luxury ensuite Shower room.

The main Landing extends to 16'6" with its stunning oak and glass balustrade serving four excellent size Bedrooms and a luxury Bathroom. The Principal Bedroom Suite has been sumptuously designed with a luxury ensuite Shower Room and connecting with Bedroom Two to form a large dressing room, with its beautiful freestanding wardrobes (available by separate negotiation). The spacious Family Bathroom is also impressive and features two tone modern tiling with recessed shelves, floating vanity unit, double ended panel bath, W.C. and a separate corner shower cubicle. A further staircase from the Landing leads to the second floor with its built-in storage and two further double Bedrooms plus a luxury Shower Room.

Outside the property occupies a broad frontage with a large block paved driveway leading to the integral Garage with an electric roller door. The front garden is open plan and laid to lawn with an attractive paved pathway to the front door meanwhile the rear garden has been superbly designed with composite decking complete with lighting and space for a hot tub (available by separate negotiation). An Indian sandstone patio spans the rear of the house and modern fencing to the boundaries ensures privacy for the present owners. No. 1 occupies an enviable position along Station Road within walking distance of the Golf Club, local shops



Accommodation

An attractive front entrance porch with inset lighting and a composite front door leads directly into the Entrance Hall.

ENTRANCE HALL

3.78m (12'5") x 2.51m (8'3")

Featuring a designer glass and oak staircase rising to the first floor galleried landing. The hallway has a beautiful polished porcelain tile floor with underfloor heating and an open display recess. There are two double glazed front windows and recessed lighting.

LOUNGE

5.36m (17'7") x 3.99m (13'1")

A spacious and relaxing room enjoying dual aspect views onto the side garden and driveway. Tastefully decorated the room has recessed lighting and solid wood flooring and features a central cast iron gas stove set into a deep tile recess.

SITTING ROOM/STUDY

3.78m (12'5") x 3.12m (10'3")

A lovely room with a solid oak floor, recessed lighting and a uPVC double glazed front window.

LIVING KITCHEN

7.32m (24'0") x 6.58m (21'7")

A magnificent room with a high vaulted ceiling forming the hub of this fabulous home. Comprehensively fitted with a range of high quality cabinets in an arctic white finish, quartz worktops and matching centre island providing plenty of worksurfaces incorporating a cutaway 1.5 bowl sink with swan neck brush chrome mixer taps and matching upstands. Quality built-in appliances comprise a Neff induction hob with overhead extractor fan, double Neff eye-level hide and slide oven and grill with warming drawer, full height individual fridge and freezer and an integrated dishwasher. There are plenty of storage cupboards with underlighting and further kickboard lighting complementing the polished porcelain flooring. Across the kitchen is a further matching display wall cabinet with recess lighting. The room incorporates a wonderful open plan Dining Area with a high vaulted ceiling, Velux rooflights and bifold doors opening onto the rear garden patio. A part glazed door leads into the Boot Room.

BOOT ROOM

2.51m (8'3") x 2.44m (8'0")

A central room with recessed lighting, porcelain tile flooring and access to the Rear Lobby/Utility and Cloakroom.

CLOAKROOM

A lovely half tiled modern cloakroom with a W.C. and a high polished freestanding vanity unit with a mono tap.



ENTRANCE HALL



LOUNGE



LIVING KITCHEN



LIVING KITCHEN

UTILITY ROOM

2.74m (9'0") x 2.49m (8'2")

Well equipped with a smart range of charcoal grey cabinets, quartz worktops and a cutaway sink with mixer taps. It has plumbing for a washing machine, vent for a tumble dryer, storage cupboards and a concealed gas central heating boiler. There is a porcelain tile floor and dual aspect windows onto the garden and a further double glazed exterior door.

INNER HALLWAY

5.11m (16'9") x 1.93m (6'4")

Accessed from the Boot Room, cleverly designed by reducing the size of the garage to provide a modern staircase to the Guest Bedroom. It has a beautiful high polished porcelain tile floor and a courtesy side door leading into the Garage.

GUEST BEDROOM

5.97m (19'7") x 4.57m (15'0")

A superb guest bedroom accessed from the private staircase and with its own Shower Room. It features a modern laminate floor, a built-in storage cupboard and dual aspect windows.

ENSUITE SHOWER ROOM

A luxury shower room with a porcelain tile floor and charcoal a white suite comprising W.C, semi recessed washbasin with mono tap set on a charcoal grey vanity unit, and a corner shaped shower cubicle with drencher head and handset. There is a chrome heated towel rail and an extractor fan.

LANDING

5.03m (16'6") x 2.54m (8'4")

From where the oak and glass staircase leads to the second floor. It has recessed lighting, a radiator and a uPVC double glazed front window.

PRINCIPAL BEDROOM SUITE

3.99m (13'1") x 3.73m (12'3")

A good size bedroom at the front of the house with recessed lighting and a radiator. It has a door to the Dressing Area and ensuite Shower Room.

ENSUITE SHOWER ROOM

A stunning ensuite shower room with feature recess mirror lighting and a high polished floor. Comprising W.C, vanity unit with mono waterfall tap and a walk-in shower with fixed drencher head and separate handset. It has a chrome heated towel rail and a uPVC double glazed window.

BEDROOM TWO/DRESSING ROOM

3.61m (11'10") x 3.43m (11'3") plus 1.52m (5'0")²

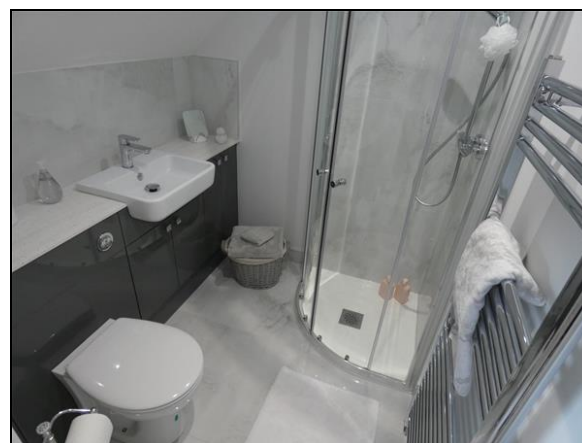
Designed for the current owners as a spacious dressing room with freestanding wardrobes (available by separate negotiation), recessed lighting, a radiator and a uPVC double glazed window.



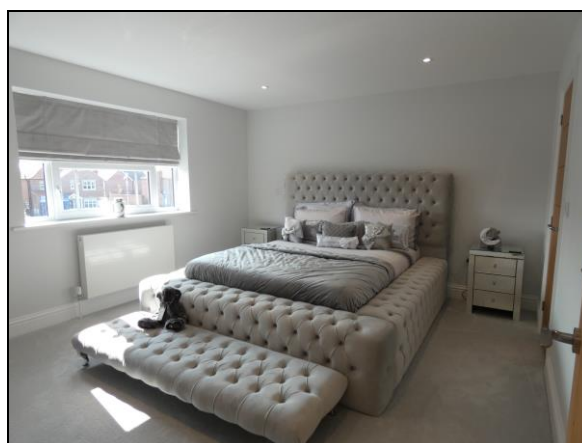
LIVING KITCHEN



GUEST BEDROOM



ENSUITE SHOWER ROOM



BEDROOM ONE

BEDROOM THREE

3.78m (12'5") x 3.10m (10'2")

With recessed lighting, a radiator and a uPVC double glazed front window.

BEDROOM FOUR

3.45m (11'4") x 3.15m (10'4")

With recessed lighting, a radiator and a uPVC double glazed rear window.

FAMILY BATHROOM

2.82m (9'3") x 2.16m (7'1")

A luxurious family bathroom in a grey and marble finish featuring a modern white suite. Comprising W.C, tabletop floating vanity unit with mono taps and a large double ended panel bath with centre tap and a recessed illuminated display. It has an additional corner shower cubicle with fixed drencher head and separate handset. There is an illuminated mirror with recessed alcove, polished porcelain tile flooring, recessed lighting and a uPVC double glazed window.

SECOND FLOOR LANDING

With two built-in storage cupboards and a further airing cupboard housing an unvented tank with a pressurised system.

BEDROOM FIVE

4.70m (15'5") x 3.12m (10'3")

With two Velux windows to the rear and a radiator.

BEDROOM SIX

4.70m (15'5") x 3.58m (11'9")

A good size bedroom with a radiator and two Velux rear windows.

SHOWER ROOM

A modern shower room with W.C, slimline vanity handbasin and walk-in glass panelled shower with a drencher head and separate handset. It has a chrome heated towel rail and an extractor fan.

GARAGE

6.02m (19'9") x 3.68m (12'1")

A large integral garage with an electric roller front door, power and light, and a courtesy door into the Inner Hallway.

OUTSIDE

The property occupies possibly one of the largest plots on this select development, screened by a rustic brick wall with stone pillar caps and with a large block paved driveway providing ample parking leading in turn to the Garage, The gardens sweep around to the front and side of the property with an Indian sandstone pathway leading to the front door. The rear garden has been updated to include a fabulous al fresco entertaining area, featuring a raised composite decking area with illuminated lighting, provision for a hot tub and a stunning Indian sandstone patio providing seating areas. The gardens are screened by panel fencing and walls to the perimeter.



ENSUITE SHOWER ROOM



BEDROOM TWO/DRESSING ROOM



BEDROOM THREE



BEDROOM FOUR

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 and ground floor underfloor heating connected to the gas central heating boiler in the Utility Room and the property has the benefit of uPVC framed double glazing. It has a security alarm system and a CCTV system. The Local Authority is the East Lindsey District Council and the property is in Council Tax Band F. The tenure is Freehold subject to Solicitors verification.

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.



BEDROOM FIVE



BEDROOM SIX



SHOWER ROOM



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.

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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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