

# MARTIN MASLIN

COOPER LODGE  
70 HUMBERSTON AVENUE  
HUMBERSTON  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4SU



AN OUSTANDING DETACHED FAMILY RESIDENCE SET WITHIN EXTENSIVE AND MATURE GARDENS BACKING ONTO FIELDS FEATURING A STUNNING LIVING KITCHEN DESIGNED BY SARAH ANDERSON, THREE INDIVIDUAL RECEPTION ROOMS, FOUR EXCELLENT DOUBLE BEDROOMS AND TWO LUXURY BATHROOMS. ENJOYING A LOVELY LARGE PATIO AND FABULOUS OUTDOOR BAR/GAMES ROOM. HIGHLY RECOMMENDED. EPC RATING – D.

£538,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

An outstanding detached dormer bungalow set within extensive and mature gardens approaching 0.5 of an acre backing onto open fields, situated along this sought after tree-lined avenue in Humberston. As one knows, looks can be deceiving as you will soon discover when viewing Cooper Lodge, a truly superb and refreshing family home featuring a stunning Living Kitchen designed by Sarah Anderson, three individual Reception Rooms, two luxury Bathrooms, four excellent double Bedrooms and a fabulous outdoor entertaining Bar/Games room. Originally built in the mid 1950s and later extended, this is a home of great character quality offering flexible accommodation for the growing family with style and comfort afforded to each room, each benefitting from garden views. Set within wonderful mature gardens best viewed from the rear the property is certainly worth more than a passing glance.

Principal accommodation includes a large welcoming Reception Hall with parquet wood flooring where the dog leg and spindle staircase rises to a spacious first floor Landing. From the hallway there are two lovely Reception Rooms each with fitted plantation shutter blinds, the front Sitting Room/Play Room and a spacious and relaxing Lounge displaying a must-have log burning stove with feature log wall. The main Family Bathroom is located on the ground floor, superbly appointed with a freestanding egg shaped bath, separate walk-in shower and floating vanity unit.

Undoubtedly the rear of the property forms the hub of this family home, having undergone a select scheme of modern improvements including a fabulous Living Kitchen designed by Sarah Anderson displaying bespoke cabinets in a two tone French Grey and Hague Blue finish with a large centre island/bar, granite worktops and a jaw-dropping illuminated marble feature wall all complemented by quality Smeg appliances.

This is an absolutely stunning Kitchen with porcelain tile flooring and bifold doors opening onto a large paved sun terrace. Forming part of the kitchen is a further relaxing Family Room and an adjoining bespoke Conservatory with a signature apex roofline and patio doors opening onto the rear garden.

At first floor level there are four excellent size Bedrooms, each with wonderful garden views. The large principal Bedroom certainly has the 'WOW' factor with its open plan luxury ensuite Bathroom complete with a freestanding egg shaped bath, large glass walk-in shower and floating W.C. and washbasin.

The property is set back from the road nestling within its own mature plot approached via the generous stone gravel driveway which leads in turn through wrought iron gates to a further long driveway passing the sun terrace to the Garage. In the Agents opinion the house is best viewed from the rear to appreciate the sheer quality the property has to offer. The superb landscaped gardens include a large patio ideal for entertaining with steps leading down to an extensive lawned rear garden. The substantial garage has also been converted to create a wonderful outdoor Bar/Games Room with patio doors and seating areas providing the ideal space to relax and entertain guests, set within this idyllic and private residence.

The village of New Waltham is within walking distance where there is a good range of shops, other amenities and schools. Viewing is highly recommended to appreciate all on offer.



# Accommodation

An enclosed entrance porch with smart composite front door leads directly into the Hallway.

## RECEPTION HALL

**6.40m (21'0") x 2.84m (9'4")**

A spacious hallway from where the dog leg spindle staircase leads to the first floor level. It has oak parquet flooring, an understairs storage cupboard and further Cloakroom.



RECEPTION HALL

## SITTING ROOM

**4.32m (14'2") x 4.27m (14'0")**

A generous room with an oak laminate floor, radiator, ceiling spotlights and a uPVC double glazed window complete with plantation shutter blinds.

## LOUNGE

**5.99m (19'8") x 4.57m (15'0")**

A spacious and relaxing room featuring a log burning cast iron stove set in a deep recess with feature log wall. The room is well decorated with a ceiling cornice, wall lights, a radiator and dual aspect uPVC windows.



## FAMILY BATHROOM

**3.40m (11'2") x 2.36m (7'9")**

A stunning bathroom, fully tiled featuring a white designer suite comprising: wall-hung washbasin with pillar style mixer tap, W.C, large egg shaped panel bath with freestanding shower attachment and a further shower cubicle with a drencher head and sliding door. It has a chrome heated towel rail, recessed lighting and a uPVC double glazed side window.

## LIVING KITCHEN

**6.35m (20'10") x 3.56m (11'8")**

Forming the hub of this fabulous home, a stunning Sarah Anderson designed kitchen, open plan to the main family area, displaying a range of bespoke cabinets in a Hague Blue and French Grey finish complemented by granite worktops and a jaw dropping marble splashback with illuminated lighting. Undoubtedly the bespoke centre island provides an excellent entertaining area with its Hague Blue bespoke units, pillared breakfast bar and remote control canopied extractor fan, and granite worktops. There is a 1.5 bowl cutaway sink with a Cooker hot tap and overhead display cabinets. Quality appliances include a Smeg induction hob, three eye-level ovens including a microwave oven with warming drawer, a split level integrated fridge and freezer, built-in dishwasher and plumbing for a washing machine. The kitchen is further enhanced by a beautiful porcelain tile floor with designer vertical radiator and bifold uPVC double glazed doors opening onto the rear patio and garden beyond.



LOUNGE

## FAMILY ROOM

**5.18m (17'0") x 3.51m (11'6")**

A superb family room forming part of the kitchen in an open plan design, well decorated with recessed ceiling spotlights, a radiator and a uPVC double glazed window.



FAMILY BATHROOM

### CONSERVATORY

3.66m (12'0") x 3.25m (10'8")

Open plan to the family room, a beautiful high vaulted conservatory with anti-glare glass, ceiling fanlight and a tile floor. It has a radiator and uPVC double glazed door giving views and access onto the rear patio.

### FIRST FLOOR

#### LANDING

5.56m (18'3") x 1.93m (6'4")

A spacious landing with a spelled balustrade, coving to the ceiling, a radiator, access to the loft space and a uPVC double glazed side window.

#### TOILET

With a white suite comprising W.C. and a vanity handbasin with mono taps. It has a uPVC double glazed window.

#### PRINCIPAL BEDROOM SUITE

5.56m (18'3") x 4.19m (13'9")

A superb bedroom with an open plan designer ensuite shower room. Featuring a range of built-in wardrobes with bevelled mirrors, an accent wall, a radiator and uPVC double glazed windows enjoying views onto the rear garden.

#### ENSUITE BATHROOM

2.57m (8'5") x 2.54m (8'4")

A modern shower room open plan to the bedroom. Well designed with large wall tiles and matching floor it features a contemporary white suite comprising: large freestanding egg shaped Mode bath with separate waterfall tap, floating W.C. and vanity washbasin with pillar style taps, and a large walk-in glass framed shower with drencher head and separate handset. It has a chrome heated towel rail, wall mirrors and a uPVC double glazed rear window.

#### BEDROOM TWO

4.27m (14'0") x 3.43m (11'3")

A good size bedroom to the front of the house with an accent wall, a radiator and a uPVC double glazed window.

#### BEDROOM THREE

4.22m (13'10") x 3.43m (11'3")

Another good size bedroom with wardrobes, a radiator and a uPVC double glazed front window.

#### BEDROOM FOUR

3.51m (11'6") x 3.25m (10'8")

A good size fourth bedroom with fitted corner desk unit, a radiator and a uPVC double glazed side window.

#### GARAGE/STORE

4.34m (14'3") x 3.05m (10'0")

Converted from the original to provide a useful storage space with power and light and double doors.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



FAMILY ROOM

## BAR/GAMES ROOM

5.84m (19'2") x 4.06m (13'4")

Forming part of the garage, a cleverly converted outdoor entertaining area with built-in bar, feature pallet wall, power and light and two sets of uPVC patio doors opening onto the gardens.

## OUTSIDE

The property is approached via a generous gravelled driveway providing parking for several vehicles. It has a lawned front garden with hedging screening the roadside whilst double wrought iron gates lead in turn down a long driveway to the Garage/Games Room. In the Agents opinion the rear garden forms one of the main attractions of stunning family home. Behind the kitchen and conservatory is a large raised patio area ideal for al fresco entertaining with steps leading onto an extensive lawned garden. Within the gardens there are various seating and entertaining areas which enjoy a valuable southerly aspect. The gardens are well screened by mature trees and hedging ensuring privacy for the present owners.

## 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 combination central heating boiler located in the ensuite bathroom and the property has the benefit of uPVC framed glazing and a security alarm system. The Local Authority is the North East Lincolnshire Council and the property is in Council Tax Band G. 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.

## AGENTS NOTE

We are advised by the vendors that in 2022 Japanese Knotweed was identified to be present within a small area of the garden. This was professionally managed and the vendors have taken out a 10 year insurance backed treatment plan which has been in place since 2022 and this is paid for by the current vendors.



CONSERVATORY



LANDING



PRINCIPAL BEDROOM SUITE



ENSUITE BATHROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



BAR/GAMES ROOM



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.



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M619 Printed by Ravensworth Digital 0191 2303553