

# MARTIN MASLIN

114 WESTBURY ROAD  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 0QB



FOUND IN THIS QUIET CUL-DE-SAC ON THE EDGE OF CLEETHORPES COUNTRY PARK, A HANDSOME DETACHED FOUR BEDROOM FAMILY HOUSE. NOTEWORTHY FEATURES INCLUDE A SPACIOUS HALLWAY, CLOAKROOM, GENEROUS LOUNGE, FAMILY ROOM COMBINING AN OPEN PLAN DINING ROOM AND SUN LOUNGE, MODERN KITCHEN, UTILITY ROOM, LANDING, FOUR BEDROOMS (ONE WITH ENSUITE SHOWER ROOM) AND RICHARD SUTTON DESIGNED BATHROOM. STANDING IN LOVELY MATURE GARDENS WITH DETACHED DOUBLE BRICK GARAGE.

£425,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Found nestling at the end of this cul-de-sac forming part of Westbury Road, unbeknown to many, a handsome tudor style detached family residence providing quality accommodation abutting the Cleethorpes Country Park. Home to the same owners since it was built in 1988 the property has been cleverly extended and updated to include an absolutely stunning Sun Lounge with aluminium patio doors, a well equipped modern high gloss kitchen, a modern Cloakroom, principal Bedroom with a smart ensuite Shower Room and a fabulous Richard Sutton Bathroom. The interior is well decorated throughout with designer flooring, hardwood skirting boards and interior doors. An early inspection is strongly advised to appreciate all on offer.

Principal accommodation includes: Canopied entrance porch opening into the spacious hallway with a polished hardwood balustrade and spindle staircase. There is a separate Cloakroom with high gloss furnishings whilst across the hall is the family Lounge. A good sized room featuring a modern central fireplace with cast iron log burning stove and a deep bay window. Further double doors open into a modern open plan Dining Room combining the stunning Sun Lounge extending to 23'8", forming the hub of this fabulous home. Skillfully designed the Sun Lounge features a zinc roof with a high vaulted ceiling, Amtico flooring and aluminium sliding patio doors complemented by concealed electric roller blinds and a wall-mounted heating unit. Overlooking the rear garden is the kitchen, superbly fitted with a range of white high gloss handleless cabinets with matching breakfast bar and a host of integrated appliances. Beyond is a good size fitted Utility Room and door leading onto the garden.

At the first floor level is a bright and spacious landing serving four excellent size bedrooms (three with built-in wardrobes). The principal bedroom extends to 16'0 and is fitted with a range of tailored wardrobes, enjoying a modern fitted ensuite shower room. Completing the accommodation is a luxury bathroom designed by Richard Sutton, displaying a double ended jacuzzi bath with built-in display shelves, floating basin and W.C. and a recently updated walk-in shower. The property benefits from a gas central heating system, uPVC double glazing, a burglar alarm and it has fitted solar panels on the roof ensuring low running costs.

The mature and colourful gardens surround the house on all sides, approached via an attractive clay paved driveway ensuring colour throughout the year leading in turn to the detached double garage with electric up and over doors. The rear garden is also delightful, mainly lawned and landscaped with porcelain raised patio areas surrounding the Sun Lounge creating the perfect space for entertaining. The Cleethorpes Country Park is right on the doorstep providing lovely walks around the lake and offers easy access into Cleethorpes with its local shops, schools of good repute and the seafront close by. A fabulous property in a unique position, not to be missed. EPC Rating – C.





# Accommodation

A canopied entrance porch with an exterior light leads to a smart composite front entrance door with two glass side panels.

## HALLWAY

**5.49m (18'0") x 3.66m (12'0") MAX**

A spacious and inviting hallway from where the polished balustrade and spindle staircase rises to the first floor level. It features a dado rail, coving to the ceiling and a uPVC double glazed side window.

## CLOAKROOM

A modern cloakroom featuring a range of built-in high gloss grey furniture incorporating an offset sink with pillar-style tap, W.C. and a concrete countertop. It has an accent wall, a radiator, vinyl flooring, a uPVC double glazed front window and a built-in storage cupboard housing the water softener.

## LOUNGE

**5.64m (18'6") into bay x 3.84m (12'7")**

A generous lounge featuring a walk-in bay window with built-in window blinds. Dominating the room is a beautiful marble tiled fireplace with polished over-mantle featuring a smart cast iron designer log burning stove. It has coving to the ceiling, two-tone decor, two radiators and hardwood skirting boards. Bevelled glazed double doors open into the Dining/Sun Lounge.

## DINING AREA

**3.58m (11'9") x 3.25m (10'8")**

Designed by the present owners, a contemporary open plan space featuring designer Amtico flooring. The dining area features a vertical radiator and flows effortlessly through into the Sun Lounge.

## SUN LOUNGE

**4.24m (13'11") x 3.66m (12'0")**

A stunning open plan sun lounge with a high vaulted ceiling and concealed electric sun blinds, recessed ceiling spotlights and a vertical radiator. It features aluminium doors giving views and access onto the patio areas.

## KITCHEN

**3.91m (12'10") x 3.58m (11'9")**

A modern kitchen fitted with a range of white high gloss handleless units in a smart curved design, complemented by corian worktops and matching upstands. It has a handy matching breakfast bar and a 1.5 bowl sink with brush nickel mixer tap. It features a range of built-in Neff appliances including a ceramic hob with separate wok gas burner, an overhead extractor unit with lighting, a built-in combination AEG microwave oven and further electric oven beneath. There is also a dishwasher, pull-out larder unit and plenty of additional storage. A modern Karndean floor, vertical radiator and uPVC double glazed rear window completes the room.



HALLWAY



CLOAKROOM



LOUNGE



DINING AREA

### UTILITY ROOM

**3.58m (11'9") x 2.03m (6'8")**

A good size utility room with a range of white shaker style cabinets with contrasting worksurfaces. It has plumbing for a washing machine, vent for a tumble dryer, space for a fridge freezer and a floor mounted central heating boiler. There is a uPVC double glazed window and a uPVC double glazed door leading onto the garden.

### LANDING

**4.65m (15'3") x 2.44m (8'0") MAX**

A spacious landing with a deep stairwell, an airing cupboard housing the hot water tank, a radiator and a uPVC double glazed front window. It has access to the part boarded loft space with power and light via a pull-down ladder.

### BEDROOM ONE

**4.88m (16'0") x 3.23m (10'7") MAX**

A lovely bedroom well decorated with an accent wall and featuring a range of tailored wardrobes along one wall, some with mirrored door fronts, and matching bedside tables. It has a uPVC bay window overlooking the front elevation and a central heating radiator.

### EN-SUITE SHOWER ROOM

**2.29m (7'6") x 1.55m (5'1")**

A modern part tiled shower room featuring a wall mounted glass sink, W.C. and a quadrant shower cubicle with drencher head in a smart chrome finish. It has a chrome heated towel rail and a uPVC double glazed side window.

### BEDROOM TWO

**4.29m (14'1") x 3.25m (10'8") MAX**

A spacious double bedroom with a fitted wardrobe, a radiator and a uPVC double glazed rear window.

### BEDROOM THREE

**3.35m (11'0") x 3.00m (9'10")**

A good size double bedroom with a radiator and a uPVC window overlooking the rear garden.

### BEDROOM FOUR

**3.56m (11'8") x 2.59m (8'6")**

A good size fourth bedroom with a built-in wardrobe, a radiator and a uPVC double glazed front window.

### BATHROOM

**3.10m (10'2") x 3.00m (9'10")**

A fabulous bathroom designed by Richard Sutton featuring a jacuzzi double ended panel bath with mixer spray shower unit, built-in display shelving, a large wall hung washbasin, floating W.C. and a walk-in shower cubicle with drencher head and pivot opening door. It has a chrome heated towel rail, recessed lighting and a uPVC double glazed rear window.



SUN LOUNGE



KITCHEN



KITCHEN



UTILITY ROOM



## DOUBLE GARAGE

5.71m (18'9") x 5.38m (17'8")

A good size double garage with overhead storage, power and light, twin electric doors and a further courtesy side door.

## OUTSIDE

The property occupies a lovely position at the head of this quiet cul-de-sac approached by an attractive paved driveway which retains the colour all year round. The front garden is laid to lawn with plants and shrubs set behind a small mature hedge boundary. A side gate leads to the private rear garden looking onto the Country Park. The garden has been designed for entertaining with a raised porcelain patio surrounding the sun lounge, further clay paved pathways and a shaped lawn. There is a timber summer house in one corner and fencing defines the boundaries. There are also two outside taps, three outdoor power points and the property benefits from outdoor lighting to the front and rear.

## 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 Mexico floor mounted gas central heating boiler and the property has the benefit of uPVC framed double glazing. The Local Authority is the North East Lincolnshire Council and the property is in Council Tax Band E. The tenure is Freehold subject to Solicitors verification.

## AGENTS NOTE

The property benefits from solar panels owned by the vendors which are able to generate 4kw/h. We are advised that the quarterly feed-in tariff payments will continue with the new owner.

## 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.



LANDING



BEDROOM ONE



EN-SUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



BATHROOM

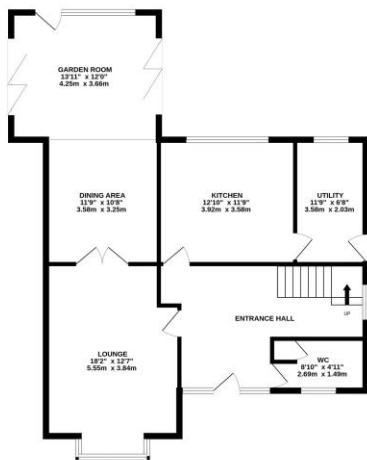


OUTSIDE

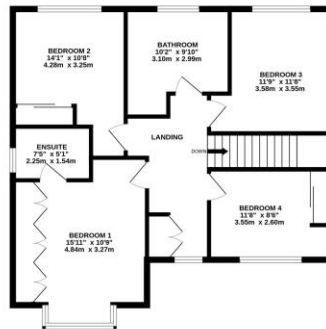


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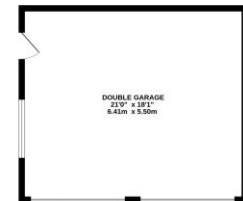
GROUND FLOOR  
948 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR  
783 sq.ft. (72.6 sq.m.) approx.



OUTBUILDING  
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 2109 sq.ft. (196.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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



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M619 Printed by Ravensworth Digital 0191 2303553