

MARTIN MASLIN

BAILDON
4 KEMESHAME COURT
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0PB



A SUPERB AND IMPRESSIVE DETACHED RESIDENCE OFFERING SPACIOUS WELL MAINTAINED ACCOMMODATION WITH THE FLEXIBILITY TO OCCUPY IT PRINCIPALLY AS A BUNGALOW IF REQUIRED.

£440,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Located on a delightful cul-de-sac just off Camargue Avenue this stylish detached residence is a beautiful home offering flexibility of occupation which may well appeal to early retirement buyers seeking somewhere that perfectly meets their needs.

Built by renowned local builders Carr and Carr in the mid 1990s the property has been updated in more recent years and is in ready-to-move-into condition throughout. Baildon has the benefit of gas central heating and uPVC framed double glazing and the flexibility of occupation results from the Master Bedroom with ensuite Shower Room being downstairs, whilst two further double Bedrooms and a Shower Room are upstairs.

Principal features include the welcoming central Reception Hall with a useful Cloakroom leading off, the elegant and superbly proportioned main Lounge with double aspect windows and a beautiful cream marble fireplace, the conveniently positioned Dining Room enhanced by the adjoining Sun Room which enjoys a lovely view across the side garden.

The Kitchen is comprehensively equipped with a range of oak units and built-in appliances by Sam Neal and there is an excellent Utility Room too. The Master Bedroom is larger than one might expect and the Richard Sutton ensuite Shower Room is contemporary and stylish with a large easy to access step-in shower.

The first floor accommodation comprises two light and bright double Bedrooms (both with fitted wardrobes) and a conveniently positioned Shower Room, again equipped by Richard Sutton.

Due to its position at the head of the cul-de-sac the property benefits from both a rear and a side garden and these are principally lawned and enhanced by established shrubs. There is a lovely part sheltered block paved south facing patio terrace perfect for enjoying the sunshine and to the other side of the house there is a Double Garage with a partitioned internal workshop and an electric up and over door.

The village of Waltham provides a wide range of facilities to meet everyday needs including a well stocked Co-op store, numerous specialist retailers, two popular Public Houses and other amenities.

Baildon is, without doubt, a lovely home and a full viewing is recommended to appreciate all that it offers and how well it can meet a buyers individual needs.



Accommodation

The accommodation comprises:-

GROUND FLOOR

RECEPTION HALL

A spacious and welcoming reception area from where the staircase with a capped balustrade leads to the first floor. There is a useful storage cupboard housing the water softener and there are two central heating radiators, one with a decorative cover. Double doors open into the Lounge.



RECEPTION HALL

CLOAKROOM

With a white suite comprising a W.C. and a vanity handbasin set on a mahogany finish cupboard. There is a central heating radiator.

LOUNGE

6.40m (21'0") x 4.88m (16'0")

An elegant main Lounge enjoying plenty of natural light courtesy of windows to two elevations and featuring a cream marble firesurround with an electric flicker flame fire. There are wall light points and three central heating radiators and double doors open to the Dining Room.



DINING ROOM

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

Positioned between the Kitchen and the Sun Room and with a central heating radiator and ample space for a good size dining table.

SUN ROOM

3.05m (10'0") x 2.92m (9'7")

A light and bright Sun Room with exposed brick walls, French doors opening to the garden and a central heating radiator.



LOUNGE

KITCHEN

3.58m (11'9") x 2.84m (9'4")

A lovely oak finish kitchen by Sam Neal with wall and base cabinets and cream worktops incorporating a single drainer 1.5 bowl composite sink unit. Built-in appliances comprise a De Dietrich induction oven, a De Dietrich induction hob, with curved glass extractor above, a Tricity Bendix fridge freezer and a Bosch dishwasher. The walls and the floor are attractively tiled and there is a useful understairs storage cupboard. There is a central heating radiator and a corridor hallway leads to the Utility Room.

UTILITY ROOM

2.44m (8'0") x 2.34m (7'8")

Comprehensively equipped with a range of oak finish wall and base cabinets with marbled worksurfaces incorporating a single drainer cream composite sink unit. A cupboard houses the Worcester gas boiler and there is space for freestanding appliances. A door leads into the rear garden.



LOUNGE

MASTER BEDROOM

5.38m (17'8") x 3.66m (12'0")

An excellent size main bedroom featuring a range of light woodgrain wardrobes with a lighting canopy above. There is a central heating radiator and a door opens to the ensuite Shower Room.

ENSUITE SHOWER ROOM

2.84m (9'4") x 1.93m (6'4") plus recess

A contemporary style shower room with a white suite comprising a concealed cistern W.C, a wide vanity washbasin and a sizeable step-in shower enclosure with a twin head chrome mixer shower. The walls feature travertine marble style tiles and there is a heated towel warmer.

FIRST FLOOR

LANDING

With an airing cupboard with a central heating radiator.

BEDROOM TWO

5.03m (16'6") x 3.58m (11'9")

With a Velux style window plus a side window. There are two double wardrobes plus low level drawers and there is a central heating radiator.

BEDROOM THREE

4.17m (13'8") x 3.15m (10'4")

With a Velux style window and an arched side window plus a range of cream wardrobes. There is a central heating radiator.

SHOWER ROOM

2.36m (7'9") x 2.29m (7'6")

Again with travertine type marble tiling and a white suite comprising a W.C, a wide contemporary style washbasin and a clear shower enclosure with a chrome mixer shower. There is a heated towel warmer.

DOUBLE GARAGE

5.84m (19'2") x 5.18m (17'0")

With electric light and power, an electrically operated up and over door, a rear door and a partitioned workshop area internally.

OUTSIDE

Baildon is set within lovely gardens which include lawns to the front, side and rear and a variety of established shrubs and trees. To the front of the garage there is ample block paved parking for additional vehicles and further block paved areas to the side are perfect for outdoor entertaining and al-fresco dining. There is a larger than average greenhouse and secure gates separate the front of the property from the side and rear gardens.



LOUNGE



DINING ROOM



DINING ROOM



SUN ROOM

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 Worcester gas boiler in the Utility Room and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band E. 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.



KITCHEN



KITCHEN



UTILITY ROOM



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM TWO



BEDROOM THREE



SHOWER ROOM



SHOWER 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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