



38 Welholme Avenue, Grimsby
North East Lincolnshire, DN32 0PN

MARTIN MASLIN



BEDROOM ONE

38 WELHOLME AVENUE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0PN

A SUPERB DETACHED FAMILY HOME OF IMMENSE STYLE AND QUALITY, BEAUTIFULLY REFURBISHED THROUGHOUT. RECENTLY UPDATED WITH A BESPOKE LIVING KITCHEN, UTILITY AND BATHROOM.

ENTRANCE HALL * DINING ROOM * LOUNGE * TV ROOM * STUDY
LIVING KITCHEN * UTILITY ROOM * CLOAKROOM * WALK-IN PANTRY
FIRST FLOOR LANDING * BEDROOM SUITE * ENSUITE SHOWER ROOM
THREE FURTHER BEDROOMS * SECOND GUEST BEDROOM * ENSUITE
EYECATCHING TRADITIONAL BATHROOM * PRIVATE REAR GARDENS
IN AND OUT DRIVEWAY * NEW GAS CENTRAL HEATING SYSTEM
INTEGRAL GARAGE * UPVC FRAMED DOUBLE GLAZING * FREEHOLD

£525,000

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENTS

4/6 ABBEY WALK
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN31 1NB

MARTIN MASLIN

TEL: 01472 311000
FAX: 01472 340200
www.martinmaslinestateagents.co.uk

THE PROPERTY

Standing on a large plot partly hidden from the roadside on this tree lined avenue a superb detached family residence found within the Welholme conservation area close to the town centre. Thought to have its origins around the turn of the century, No. 38 occupies a prime position along this premier avenue just off Weelsby Road. The property has undergone major improvements in the last few years. Noteworthy features include a stunning hand painted Kitchen and Utility Room designed by Samuel Neal, a lovely traditional Bathroom, a bespoke fitted bookcase and a full new gas central heating system with a new boiler ensuring low running costs. In addition this beautiful home boasts FIVE individual Reception Rooms, three quality Bathrooms and four wonderful double Bedrooms including the fabulous principal Bedroom suite extending to 36'0 in length combining a Sitting Area and luxury ensuite Shower Room. In fact the property is unrecognisable from the original interior and has been professionally decorated in all main rooms and the Hall.

On entering through the solid mahogany painted doors into the Entrance Hall vestibule, one is greeted by the spacious welcoming Hallway where the balustrade and spindle staircase rises gracefully to the first floor Landing a prominent stained glass leaded window. Across from the hall is a most elegant Dining Room with a bespoke hand painted bookcase, and a central mahogany fireplace. There is a well proportioned Lounge with a fireplace, high ceilings and deep display bay window and double doors opening into a large TV Room with a mahogany fireplace overlooking the rear garden. The Study is cleverly positioned behind the TV Room offering a bright garden experience with a sliding double glazed door leading onto the extensive rear patio. Beyond are two further Storage Rooms.

Undoubtedly the two storey rear extension added in 2004 has transformed this classic residence assisted by the installation 2 years ago of a magnificent Living Kitchen designed by Samuel Neal displaying a comprehensive range of hand painted cabinets in a soft powder blue finish complemented by granite worktops and a host of quality appliances, including an induction hob with downdrafter, a single oven and microwave, integrated dishwasher, pull-out larder cupboard and housing for an American fridge freezer. There is plenty of natural sunlight from the double doors onto the sun terrace and garden with windows on three sides plus double doors, a beautiful travertine tiled floor flowing through into the Utility Room and a walk-in pantry with shelving. There is an additional Cloakroom with designer vanity unit and W.C.

On the first floor a spacious Landing serves four excellent size Bedrooms including the impressive principal Bedroom suite extending to 36'0 in length complete with a Sitting Area at one end and a luxury ensuite Shower room. The further three Bedrooms feature built-in wardrobes in both the guest Bedroom with double doors opening onto the balcony and a second guest Bedroom with private ensuite Shower Room. The Family Bathroom has been recently updated in a maximalist style featuring a roll top double ended bath with taps, pedestal washbasin, W.C. and a separate walk-in shower cubicle.

Standing in mature gardens the property is approached via an in and out driveway leading in turn to the Garage at one side. The large rear garden features a generous block paved patio directly behind the Kitchen ideal for al fresco entertaining. A low wall with steps leads down to the predominately southwest facing garden which has been landscaped with new fencing and a timber shed in one corner.

The property lies within the catchment for local schools of good repute and is within walking distance of People's Park. No. 38 is a distinguished home of fine quality and offers space and comfort in equal measure. Viewing is highly recommended.



GROUND FLOOR ACCOMMODATION

ENTRANCE LOBBY

Accessed via tall solid mahogany double doors at the front with fan light window above. A good sized lobby with cloaks space. A further original internal door with stained glass leaded windows and matching panels leads directly into the Reception Hall.

RECEPTION HALL

A spacious and welcoming 'L' shaped Reception Hall from where the balustrade and spindle staircase rises to a generous first floor Landing. Recently decorated in a modern colour scheme it has a further rear entrance porch with understairs storage and a uPVC double glazed exterior door.

DINING ROOM

15'9 INTO BAY X 13'3

An elegant dining room, beautifully decorated with a polished mahogany period fire surround with cast iron and tiled open fireplace flanked by matching display cabinets, open shelving and a further bespoke built-in tall bookcase. Enjoying a high ceiling with original cornice, picture rail and deep skirting boards. It has three radiators and a uPVC bay window overlooking the front garden and driveway.

LOUNGE

20'3 X 13'0

A generous room recently decorated featuring an accent wall with a hand painted period fireplace housing an electric fire. It has high ceilings, original cornice, picture rail and three radiators. It features a uPVC bay window. Double doors open into the TV Room.

TV ROOM

18'3 X 14'9 INTO BAY

Another generous room with an accent wall, large uPVC window and further double glazed arched window. It has a period polished mahogany fire surround with bevelled mirror insert and tiled recess housing a cast iron electric fire.

STUDY

17'5 X 7'10

Overlooking the garden, a pleasant room with an accent wall, uPVC window and a sliding 'tilt and turn' patio door giving views and access onto the garden. A door leads into a Store Room.

STORE ROOM

With a radiator and tiled walls. A further sliding door gives access into a second storage space.

STORE ROOM

With an integral rear door to the Garage.

UTILITY ROOM

10'10 X 8'9

Situated just off the hall a recently installed Utility Room designed by Samuel Neal featuring a range of hand painted cabinets in a powder blue finish. Complementary deckwash worktops incorporate a stainless steel sink with mixer spray tap and matching upstands. There is plumbing for a washing machine and a tumble dryer and it has a built-in laundry basket.



WALK-IN PANTRY

A useful walk-in pantry with shelves also houses the new combination central heating boiler.

CLOAKROOM

A modern cloakroom, partly tiled featuring W.C, built-in vanity unit with designer moulded sink and mono taps. It has a heated towel rail and an extractor fan.

LIVING KITCHEN

24'2" X 12'5"

Accessed via double doors from the Utility Room, a stunning Living Kitchen designed by Samuel Neal featuring a range of handpainted cabinets in a soft powder blue finish. Recently installed with new granite worktops, matching upstands and a cutaway 1.5 bowl with Quooker tap. It has underlighting to the units and a range of quality built-in appliances including a Blaupunkt induction hob with built-in downdrafter, a single fan assisted Neff oven, matching combination eye-level microwave, an integrated dishwasher and pull-out bin storage. The units also incorporate housing for an American fridge freezer, a pull our larder cupboard and further storage above. A porcelain travertine tiled floor continues through into the large open plan Dining Area with underfloor heating. It has high ceilings with recessed lighting and has been beautifully decorated complementing the high uPVC double glazed windows which allow plenty of natural light. There is space for freestanding furniture with two additional radiators and double glazed French doors giving views and access onto the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

A beautiful landing with the original stained glass leaded side window and a radiator with fretted cover.

PRINCIPAL BEDROOM SUITE

24'4 EXTENDING TO 36'0 X 12'5

A fabulous principal Bedroom with a Sitting Area at one end providing views onto the garden below. It features an accent wall with bespoke built-in wardrobes, two radiators and dual aspect windows allowing natural light.





ENSUITE SHOWER ROOM

10'10 X 7'10

A luxury bathroom with porcelain travertine tiling to the floors (with underfloor heating) and dado height. Fitted with a white modern suite comprising W.C, large vanity washbasin with offset deep sink and mono taps and mirrored cupboard above. It has large walk-in designer shower cubicle with sliding door, fixed drencher head and thermostatic shower unit. There are two heated towel rails, recessed ceiling spotlights and two uPVC side windows.

BEDROOM TWO

16'9 X 13'0 MAX

A lovely double bedroom with the original stained glass double doors giving access to a walk-on open balcony to the front. The bedroom features tailored wardrobes along one wall – some with mirrored fronts. It has the original ceiling cornice, a picture rail, radiator and a uPVC double glazed window to the front.



GUEST BEDROOM THREE

12'10 X 12'10 TO WARDROBES

Another generous double bedroom with fitted wardrobes along one wall, tastefully decorated in pastel colours with coving to the ceiling, picture rail, a radiator, a uPVC double glazed front window and a door leading to the ensuite shower room.

ENSUITE SHOWER ROOM TWO

Tiled with a white modern suite comprising W.C, pedestal washbasin with mono tap and a further shower cubicle with thermostatic unit. It has a heated towel rail and a single glazed side window.

BEDROOM FOUR

11'0 X 10'2

A good size fourth bedroom with coving to the ceiling, a picture rail and a uPVC double glazed rear window.

FAMILY BATHROOM

15'0 MAX X 9'0

A newly designed bathroom in a maximalist style with colourful accent wallpaper, a freestanding roll top bath, pedestal washbasin, W.C and a tiled shower cubicle. It has a ceramic tiled floor, a designer radiator and a uPVC double glazed window.

OUTSIDE

ATTACHED GARAGE

14'9 X 8'9

With up and over door, power and light and courtesy door to the house.

GARDENS

The property occupies a large plot approached via double wrought iron gates opening onto the block paved in and out driveway. There is plenty of parking with an attached Garage to the side whilst a side pathway leads in turn to the wonderful size rear garden enclosed by a block paved patio area directly behind the kitchen. A low retaining brick wall with steps leads onto the sizeable lawned garden which has been landscaped to enjoy plenty of sunshine interspersed with plants and shrubs and fencing for privacy. The gardens enjoy a valuable south westerly facing aspect ideal for the summer months.



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 newly installed Worcester Bosch combination central heating boiler located in the pantry and the property has the benefit of uPVC framed double glazing with the exception of the single glazed arched window in the Family Lounge and a further single glazed window in ensuite Shower Room Two. 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.



FAMILY BATHROOM

VIEWING

By appointment through the Agents on Grimsby 01472 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



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.

