

# MARTIN MASLIN

4 THE LAURELS  
CHURCH LANE  
HUMBERSTON  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4RL



A STUNNING HOME OF IMMENSE QUALITY AND STYLE, FOUND IN THIS ALMOST HIDDEN LOCATION ON THE EDGE OF HUMBERSTON. BEAUTIFULLY PRESENTED OVER THREE FLOORS OF LUXURY ACCOMMODATION, INCLUDING TWO RECEPTION ROOMS, A STUNNING LIVING DINING KITCHEN DESIGNED BY RICHARD SUTTON, A LARGE MODERN BOOT ROOM/UTILITY, FIVE EXCELLENT BEDROOMS INCLUDING A FABULOUS PRINCIPAL BEDROOM SUITE AND THREE LUXURY BATHROOMS. SET WITHIN LANDSCAPED GARDENS AND DOUBLE GARAGING ON THIS PRIVATE AND SOUGHT AFTER GATED DEVELOPMENT.

£675,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Found tucked away in this delightful semi-rural location at the end of Church Lane is one of the finest detached family homes in the area, with over 3000 square feet (300 metres squared) of accommodation set over three floors. Forming part of this highly impressive and gated development known as 'The Laurels', a collection of five high calibre detached homes just waiting to be discovered, the property is both individually designed and offers a high level of luxury finishes throughout.

Accessed via a private 200 metre driveway, through wrought iron electric gates, leading onto a permeable block paved road with double garaging, the property is situated on the edge of the Humberston boundary and was completed in 2021. Built to an exceptionally high specification, the property benefits from insulated concrete floors to the ground floor and first floor, individually designed underfloor heating throughout, a video intercom system, alarm, CCTV, external lighting and a hard-wired internet supply to each room. Freshly decorated throughout in December 2023, this beautiful property is a unique find and viewers will not be disappointed.

Upon entry, one is greeted by a superb spacious hallway, with a stunning oak and glass panelled staircase, which rises gracefully to the first floor landing and above. It has a high polished tiled floor with underfloor heating serving all the ground floor area. There is a smart cloakroom/W.C. and two individual reception rooms, including an attractive bay fronted lounge with an eReflex electric plasma fire and a superb large study with bespoke built-in furniture, display cabinets and purpose designed desk areas, perfect for home working.

Undoubtedly the stunning living kitchen with its open plan sun lounge forms the hub of this beautiful home. Designed by Richard Sutton, displaying a range of handmade, solid oak carcasses, beautifully finished in a modern two-tone French grey with quartz worktops, two sinks and a matching centre island with an adjoining solid oak fitted breakfast table.

There is a host of built-in quality Neff and Caple appliances and a high polished porcelain floor with underfloor heating which flows effortlessly through into the sitting and dining areas with superb built-in media wall, two sets of bi-fold doors and a lantern top roof, allowing plenty of natural light. Beyond the kitchen is the large, bespoke boot room designed by Richard Sutton, complete with bench seating, cloaks area and utility cupboards, with a further boiler room behind.

At first floor level, there is an elegant oak and glass panelled balustrade serving three large double bedrooms, including an amazing principal bedroom suite with a spacious walk-in dressing room and a stunning en-suite private bathroom, beautifully tiled and featuring a white designer suite including freestanding bath, wall-mounted TV, a vanity unit comprising twin wash hand basins, wall-hung W.C. and a walk-in glass panelled shower. In addition, there is a further exquisite family bathroom with free-standing bath, walk-in shower, a modern floating vanity unit and wall-hung W.C.

On the second floor, there are two extra spacious bedrooms - each with eye-catching views as far as the Humber Estuary, and an additional third bathroom with freestanding bath, corner shower unit and floating vanity unit with hand basin.

The gardens surround the house on three sides and are landscaped with a beautiful porcelain patio around the kitchen and family room and a lawned garden enclosed by fencing. The double garaging has a folding electric door with a composite courtesy side door and a separate staircase leads to a large first floor boarded storage area.

The popular village of Humberston offers well-regarded schools, plus a useful range of local shops, tearooms, public houses etc. The facilities of the resort of Cleethorpes are just a few minutes away and the beautiful Lincolnshire Wolds can be reached within 15 minutes by car. No.4 The Laurels is a home of immense quality and style and its secluded location will only serve to enhance its appeal.

Please contact the agents for further information. EPC Rating – B.



LIVING KITCHEN



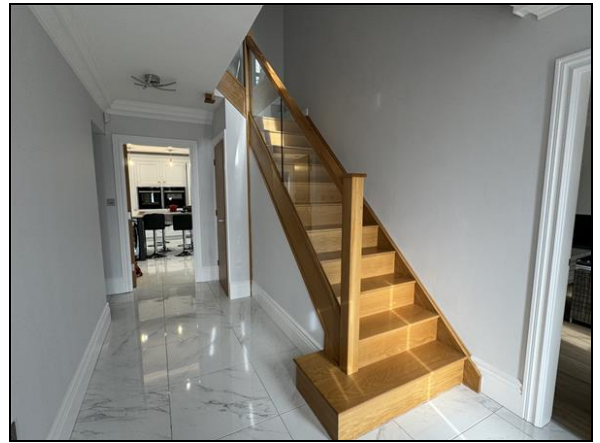
OUTSIDE

# Accommodation

## ENTRANCE HALL

4.60m (15'1") x 2.46m (8'1")

A smart composite front entrance door with matching side panels gives access to the reception hall. A beautiful hallway where the solid oak staircase with glass panelling rises gracefully to a part galleried first floor landing. Tastefully decorated in pastel colours, it has a deep ceiling cornice and a high polished porcelain tiled floor, flowing through the majority of the ground floor accommodation. It has an intercom entry telephone system, alarm panel and a useful under stairs storage cupboard which houses the property's data network and CCTV system.



ENTRANCE HALL

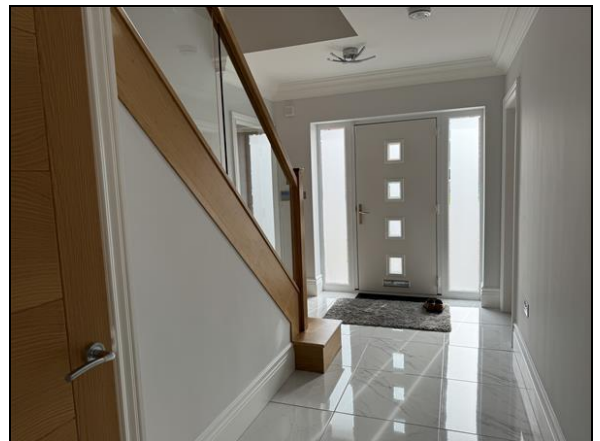
## CLOAKROOM

A modern and stylish cloakroom with a white floating vanity unit and W.C designed by Villeroy & Boch. Coving to the ceiling and a uPVC double glazed window.

## LOUNGE

5.82m (19'1") x 3.81m (12'6")

A well-proportioned room, enjoying a wide uPVC double glazed bay front window. Tastefully decorated and featuring an integrated eReflex electric plasma style fire with a deep ceiling cornice and a tiled floor with underfloor heating.



## STUDY

3.48m (11'5") x 3.05m (10'0")

A large study, professionally fitted with a range of quality built-in furniture in a light oak finish. Featuring open display shelves, built-in storage cupboards, drawers and desk spaces - ideal for home working. It has coving to the ceiling, a tiled floor with underfloor heating and a uPVC double glazed front window.



LOUNGE

## LIVING KITCHEN

9.65m (31'8") x 4.57m (15'0") plus 4.27m (14'0") x 2.90m (9'6")

A state-of-the-art Richard Sutton designed kitchen featuring a range of handmade, solid oak carcasses and finished in a two-tone French grey and anthracite colour scheme. This is complemented by quartz worktops and matching upstands, with a large Blanco cut away sink, mixer taps and under lighting to the units. The focal point is a beautiful freestanding island with a further cut away sink, matching Quartz worktops, a Quooker tap and a large built-in Caple wine fridge, complete with an adjoining solid oak, fixed breakfast table. The kitchen hosts a range of quality appliances, including a Neff induction hob with overhead extractor fan and light, an eye level Neff oven alongside a Neff oven and microwave, with warming drawer beneath. There is a full height, built-in Caple fridge and Caple freezer, a built-in pull out bin drawer and an integrated Neff dishwasher. The kitchen has been designed with deep pan drawers, a fitted corner larder cupboard, with oak drawers and display cabinets. The room forms a spacious 'L' shaped living area, featuring a porcelain tiled floor with underfloor heating, which continues through to the dining and sitting areas. The sitting area features a bespoke built-in media wall, with a stunning eReflex electric fire beneath. A pleasant dining area at one end features an additional lantern top roof light, whilst two sets of aluminium bi-fold doors, with in-glass blinds, provide views and access onto the gardens.



STUDY

### UTILITY ROOM/BOOT ROOM

2.77m (9'1") x 2.54m (8'4")

A modern boot room with utility features including built-in Richard Sutton boot and cloaks area with bench seating and drawers beneath. Further oak worktops incorporate a cut away sink with mixer taps, a range of built-in storage cupboards and plumbing for a washing machine and tumble dryer. It has a uPVC double glazed rear window and composite door to the garden, whilst a further door provides access to the boiler room, featuring a tall unvented tank with pressurised system, laundry area and Viessmann wall-mounted central heating boiler. There is underfloor heating throughout.

### FIRST FLOOR

#### LANDING

5.64m (18'6") x 2.46m (8'1")

A lovely part galleried first floor landing with an oak and glass balustrade and further staircase to the second floor. There is coving to the ceiling and a uPVC double glazed front window. Underfloor heating runs throughout the landing.

#### MASTER BEDROOM

5.26m (17'3") x 3.81m (12'6")

A wonderful size main bedroom with a large walk-in dressing room and a luxurious shower room. The bedroom has underfloor heating, coving to the ceiling and a large uPVC window overlooking the front aspect.

#### DRESSING ROOM

4.57m (15'0") in length

Fitted with bespoke furniture, recessed lighting, underfloor heating and a uPVC double glazed rear window.

#### EN-SUITE BATHROOM

4.52m (14'10") x 2.51m (8'3")

A stunning bathroom, beautifully tiled with large marble finish wall and floor tiles, underfloor heating, recessed ceiling lighting and a uPVC window. Featuring a freestanding double ended bath in a modern design, with wall-mounted mixer tap and shower attachment, a floating vanity unit with twin matching sink bowls and taps. There is a wall hung Villeroy & Boch W.C. and a large walk-in shower, a glass screen with flipper door and a Mira twin outlet, drencher, power shower unit. In addition, there is a large mounted blue tooth, heated, LED mirror, a built-in mirror TV and a wall panelled, glass electric towel rail.

#### BEDROOM TWO

3.05m (10'0") x 2.69m (8'10") to wardrobes

A good-size double bedroom with quality fitted wardrobes along one wall, matching bedside table, underfloor heating and a uPVC double glazed front window.

#### BEDROOM THREE

4.27m (14'0") x 2.92m (9'7") to wardrobes extending to 3.53m (11'7")

A good-size double bedroom with quality fitted wardrobes along one wall, matching bedside table, underfloor heating and two uPVC double glazed windows overlooking the rear aspect.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



UTILITY ROOM/BOOT ROOM

## BATHROOM

3.05m (10'0") x 2.16m (7'1")

A stunning bathroom with attractive tiling to dado height and a white designer suite, comprising a large, egg shaped bath with mixer tap and shower attachment, floating Villeroy & Boch W.C. and vanity unit with LED drawers, a mounted blue tooth, heated, LED mirror and a designer, walk-in shower with curved glass screen and a Mira twin outlet, drencher power shower unit. It has an attractive tiled floor with underfloor heating, built-in storage cupboard, a glass, electric wall-mounted towel rail, recessed lighting and a uPVC double glazed window.

## SECOND FLOOR

### LANDING

Leading directly to bedrooms four, five and the second bathroom.

### BEDROOM FOUR

5.05m (16'7") x 4.47m (14'8") extending to 6.25m (20'6") into bay.

A large dual aspect bedroom with access to loft space and two large Velux windows with built-in black out blinds, enjoying wonderful rooftop views of the Humber Estuary on a clear day.

### BEDROOM FIVE

5.05m (16'7") into bay x 3.86m (12'8")

Another good-size double bedroom with recessed lighting, loft access and a large Velux window, overlooking the Humber Estuary on a clear day.

## BATHROOM

2.74m (9'0") x 1.90m (6'3")

Fully tiled, with a part sloping roof line and Velux window and featuring a designer white suite, comprising a double ended bath with mixer shower attachment, floating W.C. and wash hand basin. There is a glass panelled corner shower cubicle.

## GARAGE

6.10m (20'0") x 5.49m (18'0")

A large, double detached garage with electric insulated folding door to the front. Spacious, with a staircase leading to a storage area above, there is power, light and a composite courtesy side door.

## OUTSIDE

The property is tucked away in the corner of this exclusive development, enjoying gardens to three sides, landscaped by the present owners and including a porcelain tiled patio off the kitchen diner and sun lounge. The garden is fenced to the perimeters and backs onto fields.

## WARRANTY

The property has an NHBC warranty from 2021.

## VIEWING

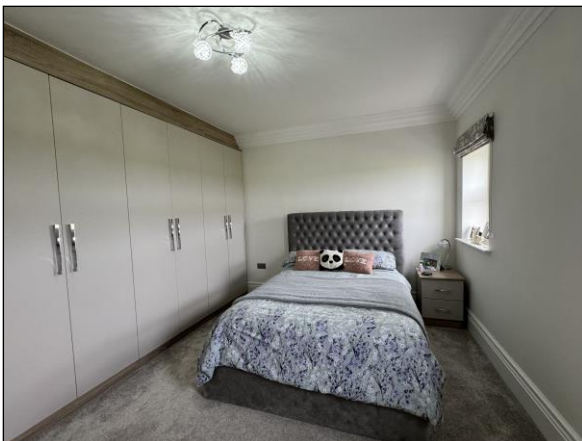
By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



MASTER BEDROOM



ENSUITE BATHROOM



BEDROOM TWO



BATHROOM

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcom's checker website. The property has the benefit of underfloor heating to all three floors and a Viessmann gas central heating boiler with mains pressure, hot water storage tank. The property has the benefit of a comprehensive security system and the development is accessed via an electronic wrought iron gate with an entry phone system and alarm. The property has uPVC double glazing throughout and features built-in window blinds. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band G. The tenure is Freehold - subject to Solicitors' verification. We understand there is a service charge of approximately £600 per annum payable towards street lighting, road maintenance and entry gate system etc.



BEDROOM FOUR



BEDROOM FIVE



BATHROOM



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.

**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.



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