

MARTIN MASLIN

JAY HOUSE
13A PEAKS LANE
NEW WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4QL



A UNIQUE ARCHITECT DESIGNED BUNGALOW OFFERING SUPERB
ACCOMMODATION SET WITHIN MAGNIFICENT GROUNDS OF AROUND ONE
THIRD OF AN ACRE. EPC RATING – D.

£430,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Situated at the end of a pretty lane leading off Peaks Lane, Jay House is a unique detached bungalow designed in the 1980s by renowned local architect Rex Critchlow and updated in recent years to create a truly wonderful single storey home. The property occupies grounds of around one third of an acre and the setting is an absolute delight with mature trees, extensive lawns and a high degree of secluded privacy.

Principal features of the accommodation include the welcoming Reception Hall with a useful Cloakroom leading off, the flexible Study/Snug which can be put to many uses and the stunning central Lounge with bifold doors opening to the south-west facing terrace and the main garden area. The Dining Kitchen is superb with cream units, a range of appliances, a breakfast bar and plenty of space for a dining table and a handy Utility Room leads off. The bedrooms are situated at the opposite end of the bungalow and there are potentially four double in total although the current owners use one as an additional Sitting Room. The Master Bedroom is enhanced by its own ensuite Shower Room and Dressing Room and the sizeable Family Bathroom is equipped with a white suite and a shower cubicle. The bungalow has the benefit of gas central heating and attractive grey uPVC double glazing (installed since 2020) and it really is a property one could purchase with no work needed.

The gardens are lovely and outbuildings include a sectional concrete storage Garage (to which a hardsurfaced driveway could easily be added) plus other sheds and a Summerhouse. There is a combined Workshop/external Utility with an integral Toilet - very convenient if working outside or hosting BBQ parties etc.

The facilities of the village of New Waltham are within walking distance and regular buses serve the general area.

All in all Jay House (interestingly named after its overall shape) is a stylish and unique home sure to appeal to the discerning purchaser seeking somewhere a little different. It unexpectedly combines seclusion with convenience and viewing is highly recommended.



Accommodation

The accommodation comprises:-

RECEPTION HALL

A welcoming hallway at the front of the bungalow with a central heating radiator.

CLOAKROOM

With a white suite comprising a pedestal handbasin and a W.C. There is a central heating radiator.

STUDY/SNUG

2.18m (7'2") x 5.66m (18'7") average

A flexible room ideal for a multitude of uses. There is a central heating radiator and the room enjoys plenty of natural light.

LOUNGE

8.00m (26'3") average x 4.80m (15'9")

A wonderful room positioned to enjoy delightful views of the gardens and with wide bifold doors opening to them. There is a built-in glazed display cabinet, a wall mounted contemporary electric fire and there are two central heating radiators.

DINING KITCHEN

6.71m (22'0") x 4.37m (14'4")

Comprehensively equipped with a range of cream finish wall and base cabinets with grey worksurfaces incorporating a black composite 1.5 bowl sink unit. Appliances include a range cooker with extractor above, a microwave oven and a dishwasher. There is a peninsular breakfast bar plus plenty of space for a dining table, the floor is tiled and double doors link to the Lounge. There are two central heating radiators.

UTILITY ROOM

2.90m (9'6") x 2.13m (7'0")

With cream units, a single drainer white composite sink unit, a large walk-in store leading off and pull down ladder access to the part boarded loft area, There is also a central heating radiator, a door leading outside and space for appliances.

INNER HALLWAY

Leading off the Lounge and providing access to all the bedrooms. There is a central heating radiator and an airing cupboard with a hot water cylinder.

MASTER BEDROOM

4.11m (13'6") x 3.17m (10'5")

A well proportioned principal bedroom with a range of grey wardrobes, a central heating radiator and a door opening to the ensuite Shower Room.

ENSUITE SHOWER ROOM

2.54m (8'4") x 2.36m (7'9")

Fully tiled and well equipped with a white suite comprising a W.C, a semi recessed washbasin and a larger than average rectangular shower enclosure with a sliding door and a Triton T80 electric shower. There is a central heating radiator and maple finish cabinets provide useful storage.



RECEPTION HALL



STUDY/SNUG



STUDY/SNUG



LOUNGE

DRESSING ROOM

2.54m (8'4") x 2.13m (7'0")

Leading off the Shower Room and featuring hanging rails and a dresser/drawer unit. There is a central heating radiator.

BEDROOM TWO

4.57m (15'0") x 2.57m (8'5")

Currently used as an extra sitting room and with a central heating radiator and double aspect windows.

BEDROOM THREE

3.73m (12'3") x 2.54m (8'4")

With a double wardrobe and two central heating radiators.

BEDROOM FOUR

3.10m (10'2") x 2.97m (9'9")

Currently used as a dressing room and with a double wardrobe and a central heating radiator.

FAMILY BATHROOM

2.92m (9'7") x 2.31m (7'7")

Fully tiled and with a white suite comprising a panel bath, a W.C, a vanity washbasin and a shower cubicle housing the chrome mixer type shower. There is a central heating radiator.

OUTSIDE

Jay House stands within wonderful established gardens which extend to around one third of an acre in total. Access is via a long private driveway off Peaks Lane (owned by Jay House and with one other user) and in front of the property there is plenty of hardsurfaced parking. The majority of the grounds are laid to grass with mature shrubs and trees creating a lovely setting for the property. There is a Summerhouse and a sectional concrete Garage plus several other storage sheds and immediately behind the bungalow there is an extensive south-west facing sett paved terrace perfect for al fresco dining. A combined Utility/Workshop building is positioned to the side of the bungalow (measuring 14'0 x 5'9 overall) and this includes a handy Toilet with white W.C.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal Logic gas boiler located in the Loft and the property has the benefit of anthracite grey uPVC framed double glazing (installed since 2020). 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. Please note due to the irregular shape of several rooms the measurements provided are indicative of their overall size.

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.



LOUNGE



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM



MASTER BEDROOM



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



BEDROOM FOUR



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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