

MARTIN MASLIN

THE VIEW
HUMBERSTON ROAD
TETNEY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5NJ



A MAGNIFICENT AND INDIVIDUAL DETACHED RESIDENCE OVERLOOKING A PRIVATE Paddock. A BEAUTIFUL HOME SET OVER THREE LEVELS OF UNPRECEDENTED ACCOMMODATION FEATURING FIVE BEDROOMS, FOUR BATHROOMS, TWO/THREE RECEPTION ROOMS AND A STATE OF THE ART LIVING KITCHEN WITH DINING/SUN LOUNGE WITH HIGH VAULTED CEILING. SET WITHIN BEAUTIFUL LANDSCAPED GARDENS TOGETHER WITH A GENEROUS SETT DRIVEWAY AND LARGE DETACHED GARAGE. HIGHLY RECOMMENDED.

£699,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

The View, as the name suggests, is a magnificent individual residence enjoying a delightful rear aspect overlooking a private paddock and fields found on the fringe of this sought after and well regarded village. Finished to a superlative standard throughout by the present owners to produce one of the best modern homes of its type currently on the market. Completed in 2021 in a smart modern brickwork complemented by sandstone lintels and anthracite grey windows enhanced by a recessed twin columned entrance porch.

Set over three levels of unprecedented accommodation featuring FIVE Bedrooms, four Bathrooms, two/three Reception Rooms and a state of the art Living Kitchen with Sun Lounge/Dining Area. The View offers both the height of luxury combined with many captivating features including an RK door system with finger/pin lock code, polished open tread oak and glass staircases, a built-in media wall, designer wardrobes, bespoke bathrooms and kitchen and an array of beautiful Bedrooms (some with Velux balconies) including the fabulous Master Bedroom suite with a walk-in Dressing Room and luxury ensuite Bathroom. This outstanding house has been lavishly equipped with a combination of porcelain tiles, woodpecker flooring and quality carpets throughout. The ground floor benefits from underfloor heating whilst the first and second floor levels have radiators in each room.

On entering through the statement front door which provides additional security, one is greeted by a stunning Reception Hall from where the solid oak and glass staircase rises to the first and second floor levels with its high vaulted ceiling. The quality floor continues through the hallway into the Cloakroom and two Reception Rooms. The front Lounge features a built-in media wall with built-in Gazco fire flanked by illuminated displays whilst across the hall there is a sizeable Study/Snug with two large windows.

Undoubtedly the impressive Living Dining Kitchen which extends to 31'0 in length forms the hub of this outstanding home featuring a range of stunning cabinets in a matt indigo blue and walnut finish together with a superb 3 metre centre island with Dekton worktops incorporating a sink with Quooker hot/fizzy tap, an induction hob with built-in downdrafter, two slimline wine coolers and a dishwasher. Further built-in Neff appliances include a full height fridge and freezer, three eye level ovens (including one steam oven) and plenty of storage drawers.

There is a further pantry and Utility Room just off the Kitchen which includes a sink and worktops. The kitchen is beautifully finished with kickboard lighting and copper trims. The porcelain tile floor flows through the Kitchen whilst sliding patio doors opening onto the rear garden. Forming part of the kitchen is the Dining Area/Sun Lounge with its high vaulted signature apex window and further bifold doors.

Upstairs the superb oak and glass panelled Landing serves the fitted Laundry Room and three stunning Bedrooms. Including the fabulous principal Bedroom suite complete with walk-in designer Dressing Room and a luxurious ensuite Bathroom featuring an egg shaped bath and a walk through shower. The second guest suite also has a Dressing Room and ensuite Shower Room and the third Bedroom has its own ensuite Shower Room too. A further staircase leads to the second floor Landing serving two impressive Bedrooms, each with specially designed walk-out Velux balconies and there is an ensuite Shower Room designed into the roofline.

The outside of the property is just as spectacular as the inside, beautifully landscaped with a generous sett driveway leading in turn to the detached brick Garage with a resin floor and electric folding front door. In the Agents opinion the rear garden is breathtaking - landscaped with avant garde imperial paving, symmetrically laid around a neat shaped lawn with further private rear patio creating the ideal sun spot with a jacuzzi hot tub (available by separate negotiation). The garden enjoys views onto the paddock beyond.

A stunning property not to be missed in this village location close to local shops, the village square and within a short drive of Humberston and Cleethorpes - viewing highly recommended to appreciate all on offer.



Accommodation

A grand twin pillared front entrance porch with an RK door system featuring an oversize statement door which offers additional security with finger and pin code lock leads into the Reception Hall.

RECEPTION HALL

5.79m (19'0") x 2.24m (7'4")

A stunning hallway with a woodpecker floor from where the oak and glass open tread staircase rises to a magnificent first floor galleried landing. It has recessed lighting and deep skirting boards.



RECEPTION HALL

CLOAKROOM

Featuring a white suite comprising a W.C with striking tile splashback, floating vanity unit and sensor lighting.

LOUNGE

6.65m (21'10") x 3.66m (12'0")

Beautifully designed featuring a superb media wall with built-in Gazco plasma style gas fire flanked by open illuminated display shelving. The room is tastefully decorated and complemented by woodpecker flooring with two uPVC front windows.



LOUNGE

STUDY/SNUG

4.57m (15'0") into bay x 3.68m (12'1")

Another lovely room with woodpecker flooring, recessed lighting and two uPVC windows.



STUDY/SNUG

LIVING KITCHEN

9.52m (31'3") x 4.27m (14'0")

A stunning designer kitchen finished in a two tone matt indigo blue and walnut finish with gold trim and LED lighting. Enhanced by the three meter large island complete with Dekton worktops including a Quooker hot and fizzy tap, a downdraft induction hob, an integrated dishwasher, hidden bin, two matching slimline wine coolers and plenty of storage drawers. A host of quality appliances by Neff include three eye level ovens (including a steam central oven) with hide and slide doors and a full height fridge and freezer. The kitchen has modern sliding doors providing views and access onto the rear garden. A beautiful porcelain tile floor flows through into the sitting area combining the open plan Dining Area/Sun Lounge. with its high vaulted glass window overlooking the rear garden. It has a high vaulted ceiling and further bifold doors giving views and access onto the patio.

DINING AREA/SUN LOUNGE

3.84m (12'7") x 3.71m (12'2")

Featuring a high vaulted glass window overlooking the rear garden. It has a high vaulted ceiling and further bifold doors giving views and access onto the patio.

UTILITY ROOM

2.57m (8'5") x 1.35m (4'5")

A lovely large walk-in utility room with a matching range of matt indigo cabinets, Dekton worktops and an extra sink with mixer taps. It has plumbing for an automatic washing machine, vent for a tumble dryer and a large storage cupboard housing the boiler. It has a porcelain tile floor and a composite door leading onto the driveway.



LIVING KITCHEN

FIRST FLOOR LANDING

6.40m (21'0") x 2.13m (7'0")

A superb modern landing featuring an oak and glass balustrade with further open tread staircase leading to the second floor. It features a solid woodpecker floor with recessed lighting and a large uPVC window overlooking the front elevation.

LAUNDRY ROOM

2.36m (7'9") x 1.93m (6'4")

A useful room with built-in bespoke furniture, unvented tank with pressurised system and water filter system.

BEDROOM ONE

5.00m (16'5") x 4.11m (13'6")

Spanning the full width of the house, a beautiful and well designed bedroom suite complete with Dressing Room and ensuite Bathroom. The large bedroom features French doors with a glass/rail Juliet balcony overlooking the rear garden and paddock beyond. It has woodpecker flooring and a radiator.

EN-SUITE DRESSING ROOM

3.68m (12'1") x 1.90m (6'3")

Superbly fitted by Haagenses featuring a range of bespoke built-in open plan wardrobes with shelves and hanging space. There is a radiator and a uPVC double glazed rear window and a lovely tile floor flows through into the ensuite Bathroom.

EN-SUITE BATHROOM

3.61m (11'10") x 2.90m (9'6")

A spacious and luxurious bathroom featuring a central egg shaped panel bath with a freestanding tap, a walkthrough designer glass panelled shower with fixed drencher head and handset, a freestanding handcrafted vanity unit with matching sink bowls and centre taps, and a W.C. It has recessed lighting, rose gold fittings including a heated towel rail, and a uPVC double glazed side window.

BEDROOM TWO

4.72m (15'6") x 3.96m (13'0")

A lovely guest bedroom complete with a large walk-in dressing room and a superb ensuite Shower Room. Beautifully decorated it has a radiator and two uPVC front windows.

EN-SUITE DRESSING ROOM

2.36m (7'9") x 2.01m (6'7")

Designed by Haagenses with open plan shelves and hanging space.

EN-SUITE SHOWER ROOM

2.44m (8'0") x 1.75m (5'9")

A high quality shower room with a designer glass panelled shower with fixed drencher head, chrome heated towel rail, floating vanity with sink bowl and mono tap, and a W.C. It has a tiled floor and a uPVC double glazed side window.



DINING AREA/SUN LOUNGE



LIVING KITCHEN



LIVING KITCHEN



BEDROOM ONE

BEDROOM THREE

4.11m (13'6") x 3.71m (12'2")

Another good size bedroom featuring an ensuite Shower Room. Beautifully decorated it has a radiator and two uPVC front windows.

EN-SUITE SHOWER ROOM

A high quality shower room with a designer glass panelled shower with fixed drencher head, chrome heated towel rail, floating vanity with sink bowl and mono tap, and a W.C. It has a tiled floor and a uPVC double glazed side window.

SECOND FLOOR LANDING

With a glass and oak panelled balustrade overlooking the first floor landing.

BEDROOM FOUR/ADDITIONAL SITTING ROOM

7.52m (24'8") into balcony x 3.81m (12'6")

Currently used as a second sitting room with two walk-out extending Velux balconies overlooking the rear garden and paddock beyond. Tastefully decorated with a radiator, recessed lighting and loft access.

BEDROOM FIVE

6.32m (20'9") into balcony x 3.91m (12'10")

Another stunning bedroom with two extending Velux walk-on balconies overlooking the rear garden and paddock. It features built-in wardrobes, recessed lighting and a radiator.

SHOWER ROOM

A modern fully tiled shower room with a walk-in shower with fixed drencher head, powder coated towel rail, floating vanity unit and W.C. It has a Velux window allowing natural light.

GARAGE

5.66m (18'7") x 4.95m (16'3")

A detached brick garage featuring a modern resin floor and has drainage with water pipe and electrics for a shower and toilet if required. There is power and light, an electric folding front door and further courtesy door.

OUTSIDE

The property is approached by an impressive sett paved driveway providing plenty of off road parking. The front garden is laid to lawn with laurel bushes and post and rail fencing to the front boundary. In the Agents opinion the rear garden is equally as impressive as the main house, beautifully landscaped with avant garden imperial paving creating the ultimate al fresco seating area. Paving is symmetrically laid around a neat shaped lawn which has a further private entertaining sunspot behind the Garage complete with a jacuzzi hot tub (available by separate negotiation). The gardens are well screened by modern fencing and provides wonderful views onto the paddock beyond.



EN-SUITE DRESSING ROOM



EN-SUITE BATHROOM



BEDROOM TWO



EN-SUITE SHOWER ROOM

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 underfloor heating to the ground floor and radiators as detailed above to the first and second floor connected to the Vaillant boiler located in the Utility Room. The property has the benefit of anthracite grey uPVC framed double glazing, outdoor lighting controlled by smartphones, outdoor electrical sockets and a security alarm. It falls within the jurisdiction of East Lindsey District Council and is in Council Tax Band F. 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.



BEDROOM THREE



BEDROOM FOUR/SECOND SITTING ROOM



BEDROOM FIVE



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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