

# MARTIN MASLIN

THE HIDEAWAY  
25A NORTH END ROAD  
TETNEY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 5NA



A STUNNING DETACHED BUNGALOW SET WITHIN BEAUTIFUL AND MATURE GROUNDS APPROACHING 0.8 OF AN ACRE OFFERING CHARM AND CHARACTER IN EQUAL MEASURE. FEATURING THREE RECEPTION ROOMS, STUNNING RICHARD SUTTON KITCHEN, FOUR BEDROOMS AND THREE BATHROOMS. TUCKED AWAY AT THE BOTTOM OF A 216FT DRIVEWAY WITH DOUBLE GARAGING BEYOND. VIEWING ESSENTIAL. EPC RATING – C.

£530,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

The Hideaway is, as the name suggests, a perfect retreat tucked away at the end of a 216 ft tree lined driveway set within lovely grounds approaching 0.8 of an acre. The bungalow is surrounded by delightful and secluded gardens, hedged to the boundaries with a beautiful porcelain patio and for entertaining there is a superb barbecue house.

Individually designed the bungalow oozes charm and character offering space and comfort in equal measure, with additional living accommodation upstairs. Featuring four excellent size Bedrooms, three Reception Rooms, three Bathrooms and a stunning Living Kitchen designed by Richard Sutton. The Retreat offers the height of luxury with many quality fixtures and fittings, this executive home is ideal for the growing family with large gardens with plenty of outdoor entertaining space and viewing is highly recommended.

On entering through the large porch, one is greeted by a spacious 'L' shaped Hallway, part of which is open plan to the Dining Room where the staircase leads to the first floor. Across the hall there are two further Reception Rooms: the family Lounge accessed through double doors from the hall with a stone fireplace housing the cast iron gas fire and two windows overlooking the rear and close by there is a further Sitting Room overlooking the front.

Undoubtedly the impressive Living Kitchen extends to 22'9 in length and designed by Richard Sutton forms the hub of this outstanding home. Featuring a range of hand painted cabinets in a smart two tone finish incorporating a superb breakfast island, quality Neff appliances including the hide and slide oven and full height fridge freezer, cutaway Franke

1.5 bowl sink and a superb stone tile floor flowing through into the sitting area at one end with its bay window overlooking the patio area and further double glazed patio doors. The kitchen benefits from underfloor heating, a pantry cupboard and plenty of windows proving natural light. Leading off the kitchen is a large Utility Room with matching units and solid wood worktops. Beyond there is a smart designer Cloakroom/W.C.

There are two good size ground floor Bedrooms including the superb principal Bedroom suite (extending to 21'9" in length) with French double glazed doors opening onto the lovely patio area. The bedroom has a large walk-in dressing area and a luxury ensuite Shower Room, designed as a wet room by Richard Sutton with a Duravit suite and a large walk-in shower. There is a good size second Bedroom, currently used as a Study, whilst the large Family Bathroom with its tiled floor and double ended panel bath completes the ground floor accommodation. At first floor level there are two further double Bedrooms and a guest Bathroom with white suite.

Outside the property is just as spectacular as the inside with manicured lawns and pathways, a stunning porcelain patio and a further gravelled garden with idyllic water feature and barbecue house. The Hideaway is approached by an impressive 216ft long sett driveway with mature trees providing hidden parking bays and raised planter borders and there is a double detached garage with electric folding door. An absolutely stunning property which must be seen to be appreciated, in this village location close to local shops and amenities and the village of Humberston and the Cleethorpes seafront is just a few minutes drive away.



# Accommodation

A lovely brick entrance porch with recessed lighting and a smart uPVC front door with matching side panels gives access into the front enclosed porch.

## ENTRANCE PORCH

With a tiled floor and two built-in deep storage cupboards.

## HALLWAY

**7.16m (23'6") x 1.47m (4'10")**

plus 4.67m (15'4") x 1.45m (4'9")

A spacious 'L' shaped hallway featuring laminate flooring, recessed lighting and two radiators.

## DINING ROOM

**4.50m (14'9") x 3.48m (11'5")**

Open plan from the main hallway featuring a balustrade and spindle staircase to the first floor level. It has a radiator and a uPVC double glazed front window.

## LOUNGE

**5.59m (18'4") x 4.50m (14'9")**

A superb family lounge accessed via half glazed double doors from the hallway. Tastefully decorated it features a stunning handmade stone firesurround with deep recess housing a Harman cast iron gas fire, a radiator and two uPVC double glazed rear windows.

## SITTING ROOM

**4.14m (13'7") x 3.45m (11'4")**

A good size second sitting room with built-in storage cupboards, wood effect composite flooring, a radiator and a uPVC double glazed front window.

## LIVING KITCHEN

**6.93m (22'9") x 3.86m (12'8")**

An absolutely superb luxury kitchen designed by Richard Sutton, displaying a range of hand painted two tone cabinets with marble worktops and illuminated glass displays. It features a large centre island with marble worktops and breakfast overhang and a further butchers block worktop. The island incorporates a Neff induction hob with overhead extractor fan, deep pan drawers and further storage beneath. Beautifully designed the kitchen incorporates a Franke 1.5 bowl cutaway sink with mixer taps and water filter with matching splashback and underlighting to the units. Built-in appliances include an eye-level Neff oven, combination microwave, full height fridge and separate freezer and an integrated dishwasher. The kitchen benefits from a built-in pantry cupboard and a lovely seating area with a uPVC bay window and french doors opening onto the gardens. It has a quality stone tile floor with underfloor heating, an additional radiator, and a composite door opening onto the rear patio.



HALLWAY



DINING ROOM



LOUNGE



SITTING ROOM

### UTILITY ROOM

2.51m (8'3") x 2.21m (7'3")

A good size utility room just off the Kitchen with fitted units, solid oak worktops with matching upstands and plumbing for an automatic washing machine. It has a stone tile floor, a radiator and composite door leading onto the gardens.

### CLOAKROOM

A modern cloakroom with a white suite comprising W.C, vanity unit with waterfall style tap and a radiator.

### PRINCIPAL BEDROOM SUITE

6.63m (21'9") x 4.83m (15'10") MAX

A superb principal bedroom with french double glazed doors giving views and access onto the rear garden. It has a further uPVC window, a radiator and a large walk-in Dressing Room (extending to 14'0" in length).

### ENSUITE SHOWER ROOM

3.68m (12'1") x 2.24m (7'4")

Designed by Richard Sutton in a wet room style with travertine tiling and featuring a large walk-in shower with glass screen and drencher head. Durivit sanitaryware comprises a floating vanity sink unit with drawers and tap, back to the wall W.C, bidet and a towel rail. It has recessed lighting, a split level floor and a uPVC double glazed side window.

### BEDROOM TWO

3.71m (12'2") x 3.38m (11'1")

A good size double bedroom, currently used as a study, with a wood effect composite floor, a radiator and a uPVC double glazed side window.

### FAMILY BATHROOM (GROUND FLOOR)

3.71m (12'2") x 2.59m (8'6")

A large family bathroom with a white suite comprising W.C, pedestal washbasin and a double ended panel bath with tile surround. It has a towel rail, a large useful built-in linen cupboard, further boiler cupboard (housing the Alpha combination central heating boiler) and a grey tile floor. The bathroom has recessed lighting and a uPVC double glazed side window.

### FIRST FLOOR

#### BEDROOM THREE

4.29m (14'1") x 4.17m (13'8")

A large double bedroom with two Velux windows, a radiator and a useful eaves storage space.

#### BEDROOM FOUR

4.17m (13'8") x 2.57m (8'5")

A good size bedroom with a radiator and Velux window.

#### BATHROOM (FIRST FLOOR)

2.92m (9'7") x 1.60m (5'3")

A good size second bathroom with a white suite comprising W.C, pedestal washbasin and a panel bath with mermaid boarding. It has a shower over the bath with a glass folding screen, a radiator and a Velux window.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN

## GARAGE

7.06m (23'2") x 5.61m (18'5")

An attached double garage with power and light, electric roller front door, double glazed rear window and a further courtesy rear door.

## OUTSIDE

The Hideaway is a perfect retreat tucked away at the end of an incredible 216ft long sett paved driveway screened by mature trees with parking bays, flower beds and fencing to the perimeters. The immaculate lawned gardens sweep around the property which is further enhanced by a stunning porcelain tile sun terrace at the rear. The gardens are an absolute delight enjoying privacy screened by the mature hedged boundaries interspersed by pathways and corner decking. Beyond the sun terrace is a further landscaped and gravelled garden with its own tranquil feature rock waterfall, a greenhouse and a superb purpose built barbecue house, ideal for entertaining family and friends.

## 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 Alpha gas combination boiler (installed in 2023) located in the ground floor bathroom and the property has the benefit of uPVC framed double glazing 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.



PRINCIPAL BEDROOM SUITE



PRINCIPAL BEDROOM SUITE



ENSUITE SHOWER ROOM



BEDROOM TWO



FAMILY BATHROOM (GROUND FLOOR)



BEDROOM THREE



BEDROOM FOUR



FAMILY BATHROOM (FIRST FLOOR)



OUTSIDE



OUTSIDE



BARBECUE HOUSE

**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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