

MARTIN MASLIN

7 OAKFIELD LANE
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0BN



A MAGNIFICENT GEORGIAN INSPIRED DETACHED THREE STOREY RESIDENCE OFFERING WONDERFUL HIGH SPECIFICATION ACCOMMODATION WITH LAKE VIEWS ON THE WESTERN FRINGE OF THE SOUGHT AFTER VILLAGE OF WALTHAM.

£695,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Situated on Oakfield Lane, a small exclusive development of just eight homes on the fringe of Waltham and looking out across a stunning private fishing lake, this is a very special property indeed offering capacious accommodation equipped to the highest of standards. Built in 2019 by highly regarded local developer Keigar Homes, the property is set out over three storeys and viewing is highly recommended to appreciate it to the full.

Principal features include the central Reception Hall from where the glass balustrade staircase leads to the first floor, the flexible Study/Snug which can meet a number of needs and the impressive principal Lounge with its deep slate lined fireplace recess and bifold doors opening to the garden. The signature room of the house is undoubtedly the Living Kitchen combining three linked areas, namely the Sitting area to the front, the vaulted ceiling Dining Area/Sun Room overlooking the garden and the central Kitchen equipped with a comprehensive range of gloss grey cabinets including a central island and a host of built-in appliances by Neff. A Utility Room with adjoining Cloakroom complete the picture of the ground floor accommodation.

At first floor level there are four double Bedrooms including the Master with its excellent ensuite Bathroom and Dressing Area and a Guest Bedroom with its own ensuite Shower Room. The Family Bathroom at this level is stunning with a white suite including bath, twin basins and step-in shower enclosure.

The second floor accommodation provides a range of options with potentially two bedrooms positioned adjacent to the lovely Shower Room or alternatively used as at present, as a suite for one person with a sizeable Lounge, a Bedroom and their own Shower Room. The house has the benefit of gas central heating, sash style uPVC framed double glazing, a security alarm and a car charging point.

The gardens are a lovely feature of the property too, with lawns to the front, a sizeable sett paved driveway serving the Double Garage and a pretty, lawned rear garden enclosed by fencing and walls and including a paved terrace/patio. The facilities of the village of Waltham are just a couple of minutes away and regular buses serve the general area. The Lincolnshire Wolds and the resort of Cleethorpes can be reached with ease from this location.

All in all No. 7 Oakfield Lane is a magnificent home, architect designed in the Georgian style and with a setting and lake view that, in the Agents opinion, can not be bettered by any home currently available in the region. EPC Rating – B.



Accommodation

The accommodation comprises:-

GROUND FLOOR

RECEPTION HALL

An impressive entrance area with a tiled floor and from where the staircase with LED side lighting and a glass balustrade leads to the first floor. There is a useful understairs cupboard.

STUDY/SNUG

3.91m (12'10") x 3.56m (11'8") into bay

A flexible room currently used as an office and with a bay window looking out to the front of the house.

LOUNGE

4.72m (15'6") x 6.40m (21'0")

A stunning room featuring an illuminated deep fireplace style recess with slate interior and a heavy timber mantel, perfect for the placement of a fire if required. Two additional side windows provide extra natural light and bifold doors open to the rear garden.

LIVING KITCHEN COMPRISING:-

KITCHEN AREA

6.35m (20'10") x 4.65m (15'3")

Superbly equipped with a comprehensive range of gloss grey wall and base cabinets and a central island incorporating a breakfast bar. Built-in appliances by Neff include two ovens, a five ring gas hob with ceiling positioned extractor canopy, a fridge freezer, a dishwasher and a large wine fridge. The quartz style worktops incorporate a 1.5 bowl sink unit and there are recessed ceiling downlighters.

SITTING AREA

5.31m (17'5") x 3.51m (11'6")

Forming an open plan with the kitchen and with provision for a wall mounted television.

DINING AREA/SUN ROOM

3.96m (13'0") x 3.35m (11'0")

With a high vaulted ceiling, a glazed screen wall overlooking the garden and bi-fold doors opening into it.

UTILITY ROOM

3.20m (10'6") x 1.83m (6'0")

With a range of gloss grey cabinets matching those in the Kitchen, a quartz worktop incorporating the inset sink and a concealed Vaillant gas boiler.

CLOAKROOM

A larger than average cloakroom with a white suite comprising a slate feature wall, a W.C. and a contemporary style basin.#

FIRST FLOOR



RECEPTION HALL



STUDY/SNUG



LOUNGE



KITCHEN AREA

LANDING

A spacious landing giving access to all the rooms at this level and with a second staircase leading to the second floor. There is a central heating radiator and a walk-in airing cupboard housing the hot water cylinder.

MASTER BEDROOM SUITE COMPRISING:-

BEDROOM

4.39m (14'5") x 9.63m (31'7") max to dressing room

An excellent size 'L' shaped principal bedroom incorporating a dressing room area equipped with an excellent range of contemporary style grey wardrobes. The bedroom area can accommodate the largest of beds and there are two central heating radiators.

ENSUITE BATHROOM

3.35m (11'0") x 2.36m (7'9")

With grey tiling and a white suite comprising a bath, twin washbasins set on gloss grey drawers, a concealed cistern W.C. and a step in shower enclosure with a shaded glass side screen and a chrome twin head mixer shower.

BEDROOM TWO/GUEST SUITE

4.67m (15'4") x 3.51m (11'6")

A lovely bedroom at the front of the house with a central heating radiator and a door opening to its own ensuite Shower Room.

ENSUITE SHOWER ROOM

2.54m (8'4") x 1.75m (5'9")

With a white suite comprising a W.C, a rectangular washbasin set on grey drawers and a recessed shower with a clear screen and a twin head chrome mixer shower. There is a heated towel warmer.

BEDROOM THREE

4.65m (15'3") x 3.66m (12'0")

An excellent size bedroom with a central heating radiator.

BEDROOM FOUR

3.58m (11'9") x 3.23m (10'7")

At the front of the house and with a central heating radiator.

FAMILY BATHROOM

3.40m (11'2") x 2.08m (6'10")

Beautifully tiled and with a white suite comprising a bath, twin washbasins set on grey drawers, a concealed cistern W.C. and a step-in shower enclosure with a shaded side screen and a chrome twin head mixer shower. There is a chrome heated towel warmer.

SECOND FLOOR

LANDING

BEDROOM FIVE

5.44m (17'10") x 6.40m (21'0") max into bay

A wonderful room perfect as a bedroom or as an additional daytime room, games room etc. There is a central heating radiator.



KITCHEN AREA



KITCHEN AREA



SITTING AREA



DINING AREA/SUN ROOM

BEDROOM SIX

3.56m (11'8") x 6.40m (21'0") max into bay

Again a great bedroom with a central heating radiator.

SHOWER ROOM

2.90m (9'6") x 2.49m (8'2")

With lovely tiling, a Velux type roof window and a white suite comprising a W.C, a washbasin and a step-in shower enclosure with a shaded side screen and a chrome twin head mixer shower. There is a chrome heated towel warmer.

DOUBLE GARAGE

6.15m (20'2") x 5.92m (19'5")

With electrically operated doors, a side door and electric light and power.

OUTSIDE

The house stands within wonderful gardens with two lawns at the front flanking a wide paved pathway leading to the main entrance doors. Established shrubs are positioned adjacent to the front bay windows and continue around the side. A sizeable sett paved driveway provides both access to the Double Garage and extra parking spaces for several vehicles and there is an electric car charging point. The rear garden is of impressive size with part walled and part fenced boundaries and in addition to the wide expanse of lawn with shrub borders, there is a paved terrace/patio perfect for outdoor entertaining and dining.

GENERAL INFORMATION

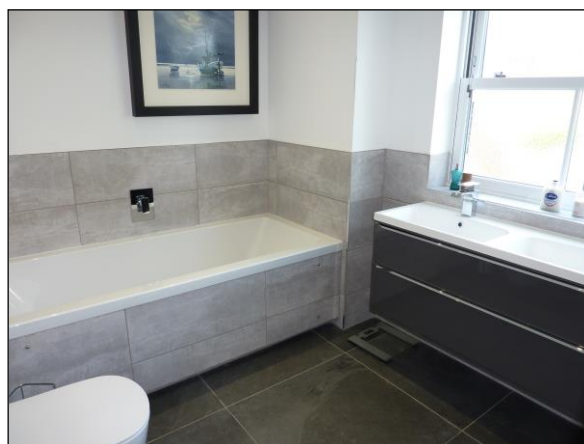
Mains gas, water and electricity are connected and drainage is to a septic tank which serves all the properties on Oakfield Lane. Broadband speeds and availability can be assessed via Ofcoms checker website and central heating comprises underfloor heating at ground floor level plus radiators at first and second floor level connected to the Vaillant gas boiler located in the Utility Room. The property has the benefit of sash style uPVC framed double glazing and a security alarm system. 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 and all owners make a contribution towards an owner controlled Management Company which is responsible for Oakfield Lane, maintenance of the septic tank etc.

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/GUEST SUITE



ENSUITE SHOWER ROOM



FAMILY BATHROOM



BEDROOM FIVE



OUTSIDE



OUTSIDE



OUTSIDE



SECOND FLOOR VIEW

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.



24093



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk

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