

MARTIN MASLIN

MAPLE GROVE
WAITHE LANE
BRIGSLEY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0RJ



A UNIQUE, INDIVIDUALLY DESIGNED DETACHED PERIOD RESIDENCE OFFERING
EXCELLENT AND SPACIOUS ACCOMMODATION SET WITHIN IDYLIC GROUND OF
AROUND FOUR AND A HALF ACRES

£775,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

****OFFERED WITH NO FORWARD CHAIN****

Designed and built for the current owners in 2003, Maple Grove is a beautiful, cherished home set close to the eastern fringe of the delightful village of Brigsley. Standing within grounds of around four and a half acres, principally kept as a meadow and a haven for a diverse variety of wildlife, the property is rather special and viewing is highly recommended.

Principal features of the accommodation include the impressive central Reception Hall from where the staircase with the barley sugar twist spindle balustrade leads to the first floor, a useful Cloakroom and an elegant main Lounge with its classic firesurround and lovely views of the grounds. Glazed double doors link to the Dining Room whilst the Living Kitchen is superb with its brick feature wall, space for dining and relaxing and a host of quality oak units and built in appliances. There is a sizeable Utility Room and an additional Boot Room/Store and a door cleverly links from the Reception Hall to the Double Garage for convenience.

At first floor level the long gallery Landing incorporates a Study area whilst the Master Bedroom benefits from its own en-suite Bathroom (including a larger than average shower enclosure) and an area designed to accommodate freestanding wardrobes. There are three further double bedrooms, one with a vanity washbasin - ideal for guests. The Family Bathroom features a white suite and there is

access from the landing to a 31'6" long loft storage area which, in the Agents opinion could perhaps be developed as further accommodation if required.

As a lifestyle home, the grounds which Maple Grove enjoys are intrinsic to its appeal and wildlife enthusiasts or those with equestrian interests are bound to be impressed. The current owners keep the main area as meadow, cut annually for hay and enhanced by a lovely pond, hedgerow boundaries and a small copse of trees. The grounds have been used for grazing sheep and goats and there is a stable/garden store for utilisation if required.

The house itself is adjoined by a lawned garden and there is a charming paved rear terrace with integral pond and sun canopies above. A particularly notable feature of Maple Grove is the superb timber cabin in the grounds used for home entertaining and leisure purposes and with plenty of space for dining and relaxing. The main property benefits from mains gas central heating, hardwood framed double glazing and a security system including CCTV cameras.

All in all Maple Grove is a very special property with its attractiveness due, in no small part, to the wonderful rural setting it enjoys. The sense of space with the open sky above provides the property with a tranquility and charm which can only be appreciated by a full viewing and arrangements can be made through the Agents on Grimsby 311000. EPC Rating - C.



Accommodation

GROUND FLOOR

ENTRANCE LOBBY

With a useful cloaks cupboard, a central heating radiator and double doors opening to the:-

RECEPTION HALL

A wonderful reception area from where the staircase with barley sugar twist spindle balustrade leads to the first floor. There are two central heating radiators and a Junckers wooden floor and the hall is large enough to accommodate the placement of furniture. A door links to the Double Garage.

CLOAKROOM

With a quarry tiled floor, a central heating radiator and a white suite comprising a w.c. and a pedestal handbasin.

LOUNGE

7.01m (23'0") x 4.42m (14'6")

An elegant room with lovely views of the grounds and a classic firesurround with an enclosed solid fuel fire. There are wall light points and two central heating radiators and glazed doors open to the rear terrace.

DINING ROOM

4.47m (14'8") x 3.05m (10'0")

A well proportioned room with a Junckers wooden floor, double inspect windows, a central heating radiator and glazed double doors linking to the Lounge.

LIVING KITCHEN

6.86m (22'6") x 4.39m (14'5")

Comprehensively equipped with a range of high quality oak wall and base cabinets with speckled worksurfaces incorporating a 1.5 bowl sink unit. A wide recess with extractor above can accommodate a range cooker and built-in appliances include a fridge, a freezer and a dishwasher. There is ample room for a centrally positioned dining table and the room features a natural brick wall with a woodburning stove set within a recess with a timber lintel above. Glazed doors open to the rear terrace and there is a central heating radiator.

UTILITY ROOM

2.74m (9'0") x 2.74m (9'0")

With oak finish units, a ceramic double sink, a central heating radiator, provision for appliances and a wall mounted Glowworm Ultimate gas boiler.

BOOT ROOM/STORE

3.76m (12'4") x 3.25m (10'8")

A useful storage room with a door leading outside.



GROUND FLOOR



RECEPTION HALL



LOUNGE



LOUNGE

FIRST FLOOR

LANDING

An excellent Landing including a lovely Study area with a tall window for plenty of natural light. There is a double airing cupboard.

MASTER BEDROOM

4.39m (14'5") x 3.40m (11'2") plus 3.40m (11'2") x 1.52m (5'0")

A lovely bedroom with views across the paddock and with a central heating radiator and an area designed for the placement of freestanding wardrobes. There are recessed shelves and a door opens to the ensuite Bathroom.

ENSUITE BATHROOM

3.28m (10'9") x 2.74m (9'0")

Part tiled and with a white suite comprising a freestanding roll-edge bath with mixer/rinser tap, a pedestal washbasin and a w.c. There is a wide shower enclosure with a chrome mixer shower and a central heating radiator.

BEDROOM TWO

4.39m (14'5") x 3.48m (11'5")

A good double bedroom with a vanity washbasin and a central heating radiator.

BEDROOM THREE

4.39m (14'5") x 3.28m (10'9")

With a central heating radiator.

BEDROOM FOUR

3.66m (12'0") x 3.51m (11'6")

With a central heating radiator.

FAMILY BATHROOM

2.69m (8'10") x 2.34m (7'8")

Part tiled and with a white suite comprising a panel bath with mixer/rinser tap, a pedestal washbasin and a w.c. Central heating radiator.

LOFT AREA

2.69m (8'10") x 2.34m (7'8")

A superb storage facility extending to 31'6" in length and accessed through a low level door off the Landing. There are two central heating radiators.

OUTSIDE

6.15m (20'2") x 5.18m (17'0")

DOUBLE GARAGE

With two electrically operated doors and an internal door linking directly to the house.

SUMMERHOUSE/GARDEN ROOM

6.91m (22'8") x 3.81m (12'6") plus bay

A wonderful freestanding timber cabin set within the gardens and providing flexible space for entertaining, relaxing etc.



LOUNGE



DINING ROOM



LIVING KITCHEN



LIVING KITCHEN

OUTSIDE

Maple Grove stands within wonderful grounds which extend to across four and a half acres in total. To the front there is an extensive sett paved driveway which can accommodate the parking of numerous vehicles and gives access to the Double Garage. Immediately behind the house there is a lovely paved terrace with a pond - a delightful spot for al-fresco dining and relaxing. There are two sun canopies above the terrace and steps down from it to the lawned gardens which surround the house. The majority of the grounds are kept as meadow with small copses of trees and a substantial pond in the centre and these areas combine to form a wonderful habitat for wildlife with the owners reporting deer, badgers, pheasants, a barn owl and kingfishers as regular visitors. The boundaries are formed by a combination of hedgerows and streams (including Waithe Beck at the rear) and useful outbuildings include a woodstore, a garden equipment store/stable and a greenhouse.

GENERAL INFORMATION

Mains gas, electricity and drainage are connected with the water supply being via a private borehole. The house is equipped with solar panels and the owners receive a significant feed-in tariff on an annual basis. Broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Glowworm Ultimate gas boiler in the Utility Room and the property has the benefit of hardwood framed double glazing and a security system including CCTV cameras. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band G. The tenure is Freehold - subject to Solicitor verification.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Maple Grove lies close to the eastern fringe of Brigsley a delightful village. Full of character and quality properties close to the Lincolnshire Wolds. The larger village of Waltham is only a mile or so away with its excellent range local shopping facilities and other amenities.



LIVING KITCHEN



UTILITY ROOM



FIRST FLOOR



MASTER BEDROOM



MASTER BEDROOM



ENSUITE BATHROOM



BEDROOM TWO



SUMMERHOUSE/GARDEN ROOM



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.

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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