

# MARTIN MASLIN

27 MARLBOROUGH WAY  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 0TR



STUNNING FOUR BEDROOM DETACHED FAMILY HOME WITH MANY OUTSTANDING QUALITY FEATURES INCLUDING A FABULOUS LIFESTYLE REAR GARDEN, OPEN PLAN LIVING KITCHEN, AND TWO LUXURY BATHROOMS. VIEWING HIGHLY RECOMMENDED.

£359,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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# The Property

Welcome to this stunning four bedroom detached family home situated on the ever popular Cleethorpes Country Park together with many outstanding and quality features including a fabulous lifestyle rear garden complete with hot tub. Refreshing and modern the house boasts a well designed open plan Living Kitchen combining the Sun Lounge with its French doors creating a bright and spacious area perfect for entertaining and everyday living. In addition there is an excellent modern Lounge, a valuable fitted Utility Room and a modern Cloakroom/W.C.

Additionally the property includes four good size Bedrooms each equipped with built-in wardrobes. The principal bedroom suite offers a superb modern Shower Room providing luxury and convenience and there is a newly designed Family Bathroom. The house is further enhanced by oak interior doors, engineered wood flooring, fitted plantation shutter blinds, uPVC double glazing and a relatively newly installed combination central heating boiler. Meanwhile outside an amazing lifestyle garden to the rear is screened by modern fencing featuring a beautiful porcelain patio with a quality artificial lawn surrounding an expanse of composite decking providing an ideal space for al fresco entertaining and dining, meanwhile the hot tub with its gazebo adds luxury and relaxation for all the family.

Principal accommodation includes: Entrance Hall leading to an Inner Hall with staircase to the first floor. It features an oak engineered wood floor, and a smart Cloakroom with a vanity unit and a W.C. whilst adjacent is a valuable Utility Room converted from part of the Garage. The Utility Room has been professionally converted and insulated with a range of built-in modern cabinets and a worktop. Across the hall is a good size Lounge featuring a modern fireplace with an accent wall and a deep bay window fitted with plantation shutter blinds.

Forming the hub of this beautiful home is the spacious Living Kitchen which seamlessly combines the Sun Lounge and dining area to create a bright and spacious area perfect for entertaining. The kitchen features a range of shaker style cabinets in a soft cream finish complemented by solid oak polished butchers block worksurfaces with LED lighting. A host of built-in appliances include two fridges, a built-in dishwasher, basket storage and a range cooker (available by separate negotiation) with an overhead extractor fan. The dining area forms part of the kitchen and features a beautiful accent wall. The Sun Lounge offers a relaxing space with its high vaulted ceiling, double glazed windows, and French doors opening out onto the patio area.

To the first floor is a pleasant landing with a linen and airing cupboard and a double glazed window with plantation shutter blinds. There are four good size Bedrooms, each equipped with built-in wardrobes providing ample storage. The master suite offers a superb modern shower room offering luxury and convenience. All of the bedrooms have been recently decorated and feature plantation shutter blinds providing additional privacy. Completing the accommodation is the stunning Family Bathroom, professionally tiled with an indigo and white suite featuring W.C, vanity unit with tabletop sink and a double ended panel bath.

Outside the gardens have been landscaped to create a wonderful lifestyle garden featuring porcelain patio areas, artificial lawns and composite decking complemented by a water feature. The garden enjoys a lovely south west facing aspect which ensure ample sunlight throughout the summer months. Adding to the luxury is the fabulous wired in hot tub with its covered gazebo providing a sheltered and relaxing space ideal for the family. The house is situated within walking distance of the Country Park and the driveway can accommodate three cars. A rare opportunity not to be missed, viewing highly recommended.



# Accommodation

A smart composite front door in an indigo finish leads directly into the Entrance Hall.

## ENTRANCE HALL

Tastefully decorated with a useful built-in cloaks cupboard, coving to the ceiling and a radiator. An oak engineered wood floor flows through into the inner hallway where the staircase leads to the first floor.

## CLOAKROOM

A modern cloakroom with a white suite and walnut furniture. Comprising W.C, slimline vanity washbasin with pillar style tap, radiator and a uPVC double glazed window.

## LOUNGE

**5.56m (18'3") into bay x 3.30m (10'10")**

A lovely modern room featuring an accent wall with a contemporary fireplace housing an electric fire. It has two radiators and a deep walk-in uPVC bay window complete with plantation shutter blinds overlooking the front driveway.

## LIVING KITCHEN

**7.21m (23'8") x 2.87m (9'5")**

extending to 12'7" into recess

A large open plan kitchen combining the sun lounge. Displaying a range of cream shaker style cabinets, some with illuminated glass displays and LED undercounter lighting. The kitchen is complemented by solid oak polished worktops incorporating a deep Belfast ceramic pot sink with swan neck mixer taps and brick bond style tiling to match the units. Built-in appliances include two undercounter fridges, an integrated dishwasher and a newly installed leisure Cookmaster electric range cooker (available by separate negotiation) with overhead extractor fan and light. There are plenty of storage cupboards with an open display plate rack, built-in tray unit and further basket storage. It has a uPVC window to the rear, a designer radiator and a quality oak engineered wood floor flowing into the dining and sun lounge areas. The dining area has space for a large table and chairs, a stunning accent wall and recess for freestanding furniture. There is a beautiful sun lounge extension overlooking the rear garden which seamlessly combines the kitchen creating a bright and spacious area perfect for entertaining and everyday living. It has coving to the ceiling, attractive uPVC windows, designer corner radiator and French double glazed doors giving views and access onto the patio.

## UTILITY ROOM

**2.36m (7'9") x 2.29m (7'6")**

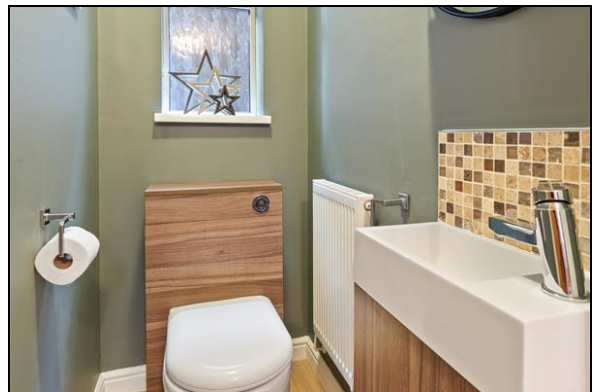
A superb and very useful room converted from part of the garage equipped with a range of built-in storage cupboards, complementary worktop, plumbing for washing machine and vent for a tumble dryer. The room has been fully insulated and it has a radiator and a recently installed gas central heating boiler.



ENTRANCE HALL



ENTRANCE HALL



CLOAKROOM



LOUNGE

### FIRST FLOOR LANDING

With a spelled balustrade, coving to the ceiling and access to the loft space. There is a built-in linen and airing cupboard, a radiator and a uPVC window with a plantation shutter blind.

### BEDROOM ONE

**4.90m (16'1") max x 3.12m (10'3")**

Offering a superb modern ensuite shower room adding luxury and convenience. The bedroom is tastefully decorated and is complemented by tailored built-in wardrobes, coving to the ceiling, radiator and three double glazed windows complete with fitted plantation shutter blinds.

### ENSUITE SHOWER ROOM

A modern stylish shower room, fully tiled with a feature porthole double glazed window. Modern grey furniture incorporates a white suite comprising W.C, molded sink with mixer tap and a large walk-in shower with fixed drencher head and flipper door. There is a powder coated radiator and an extractor fan.

### BEDROOM TWO

**3.76m (12'4") max x 3.38m (11'1")**

A comfortable bedroom with built-in wardrobes, a radiator and three uPVC windows fitted with plantation shutter blinds.

### BEDROOM THREE

**3.76m (12'4") max x 1.98m (6'6")**

A good size third bedroom with a built-in double wardrobe, coving to the ceiling and a uPVC window with fitted plantation shutter blinds.

### BEDROOM FOUR

**3.35m (11'0") max x 1.96m (6'5")**

Currently used as a dressing room featuring an accent wall with coving to the ceiling, a radiator and a uPVC window with plantation shutter blinds.

### FAMILY BATHROOM

**2.39m (7'10") x 1.60m (5'3")**

A modern bathroom in a white and indigo finish,. Beautifully tiled it comprises: floating vanity unit with tabletop sink, W.C. and a double ended panel bath with mixer centre taps. It has a white panelled floor, contrasting anthracite radiator and a uPVC double glazed window with plantation shutter blinds.

### GARAGE

**2.46m (8'1") x 2.31m (7'7")**

Professionally converted into a storage garage with shelving, power and light and an up and over door.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN

## OUTSIDE

The front garden is block paved providing a valuable driveway with space for up to three cars complemented specimen shrubs and a side gate leading into the rear garden. The superb rear garden is professionally landscaped with a porcelain patio and adjoining artificial lawn surrounded by a modern grey composite decking ideal for al fresco entertaining. The garden enjoys a south west facing aspect ensuring both seclusion and ample sunlight and also includes a wired in hot tub with gazebo providing sheltered and relaxing space for all the family. The gardens feature LED strip lighting around the decking, outdoor exterior lighting and modern close bordered fencing to the perimeters.

## 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 Baxi 600 combination boiler located in the Utility Room installed in 2022 and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band D. The tenure is Freehold - subject to Solicitors verification.

In accordance with the Estate Agents Act 1979 we are obliged to advise that the vendor of this property is a partner at Martin Maslin Estate Agents.

## 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.



LIVING KITCHEN



UTILITY ROOM



LANDING



BEDROOM ONE



ENSUITE SHOWER ROOM



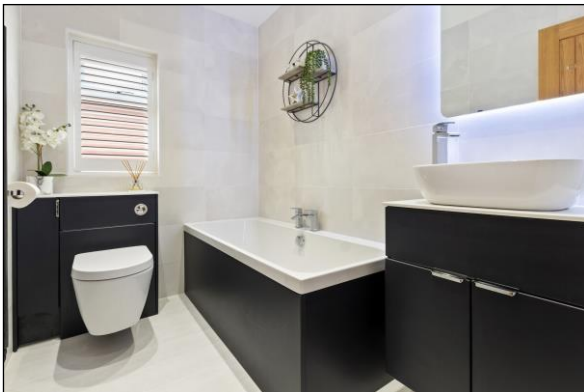
BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



FAMILY BATHROOM



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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