

# MARTIN MASLIN

THE TEAZLES  
121 HUMBERSTON AVENUE  
HUMBERSTON  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4ST



ONE OF HUMBERSTON AVENUES MOST ICONIC PROPERTIES, DATING FROM 1956  
AND OFFERING EXTENSIVE, HIGH QUALITY ACCOMMODATION WITH GREAT  
FLEXIBILITY AND STANDING WITHIN GROUNDS OF JUST OVER HALF AN ACRE

£660,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Dating from 1956, benefitting from several improvement projects in the last twelve months and standing within grounds of just over half an acre, The Teazles is an architecturally impressive detached residence offering extensive flexible accommodation which must be seen to be appreciated. It sits in an elevated position with a raised terrace and enjoys lovely established gardens which are as private at the front as at the rear.

The front elevation is dominated by two substantial bay windows and the central entrance gives access via an Entrance Lobby to the welcoming Reception Hall from where the staircase leads to the first floor. The principal Lounge is undoubtedly one of the largest rooms you will ever find in a private residence and is enhanced by oak panelling, a Minster style stone fireplace and a 'secret' bar with folding doors. The Sitting Room is equally as impressive and boasts a recently installed contemporary woodburning stove whilst the rear Conservatory is a lovely spot to relax and enjoy views of the garden. The Dining Kitchen is spacious and comprehensively equipped with a range of classic oak units and appliances and the ground floor of The Teazles also includes a double Bedroom with wardrobes, a newly updated Cloakroom and a refurbished Bathroom with white/grey veined gloss panelling and a white suite comprising a bath, a basin, a W.C. and a shower cubicle with chrome mixer shower.

At first floor level there is a spacious Landing plus three good size double Bedrooms and a wonderful modernised Shower Room with striking brown tiles and a white suite. Additional space beyond the main house includes a covered side lobby, a 'kitchen sized' Utility Room, a Workshop with Toilet and a Double Garage with twin electric roller doors. There is a Summerhouse and a timber built Workshop/Store and to the eastern side of the rear garden there is a superb paved terrace ideal for entertaining and al-fresco dining. A plethora of established trees and shrubs provide a lovely backdrop for the parkland style front and rear gardens and the driveway can accommodate numerous vehicles.

Shopping facilities are available in nearby New Waltham and Humberston and regular buses serve the general area. The Lincolnshire Wolds and the resort of Cleethorpes are just a few minutes drive away too. All in all The Teazles is a stunning property combining some recent updating with many classic elements of a high calibre 1950's home - please contact the Agents to arrange a viewing. EPC Rating - D





# Accommodation

The accommodation comprises:-

## GROUND FLOOR

### ENTRANCE LOBBY

With double doors opening to the:-

### RECEPTION HALL

A welcoming central hallway from where the 'hidden' staircase leads to the first floor accommodation. There are three useful storage cupboards and two central heating radiators.

### LOUNGE

**11.76m (38'7") x 5.13m (16'10")**

A room of incredible proportions and featuring classic oak panelling and a Minister style fireplace with an open grate. Sliding doors screen a 'secret' bar which measures 2.57m (8'5") x 2.24m (7'4"), features oak panelling and low level storage and is perfect when entertaining. There are skirting radiators plus several wall light points and glazed doors open to the Conservatory. A door links directly to the Dining Kitchen.

### CONSERVATORY

**4.72m (15'6") x 4.27m (14'0")**

A quadrant shaped Conservatory with a corner positioned door and three central heating radiators.

### SITTING ROOM

**7.87m (25'10") x 5.13m (16'10")**

An equally impressive living room with a feature brick wall, a contemporary style woodburning stove and skirting radiators. The wide bay looks out across the front garden.

### DINING KITCHEN

**3.76m (12'4") x 7.32m (24'0") into bay**

Comprehensively equipped with an extensive range of oak finish wall and base cabinets with white worksurfaces incorporating a single drainer stainless steel sink unit. Built-in appliances comprise a Beko electric oven, an electric ceramic hob with extractor above and a dishwasher. There is a wide recess with provision for an electric fire and the cabinets include glazed display cupboards and internal lighting. There is a useful cupboard leading off and a central heating radiators and the bay window is perfect for the placement of a dining table. The walls are tiled and a door links to the side hallway.

### SIDE HALLWAY

With a door opening to the covered area between the house and the garage.

### CLOAKROOM

Newly updated with grey tiling, a concealed cistern W.C. and a handbasin.

### BEDROOM ONE

**3.91m (12'10") x 3.96m (13'0") to wardrobe fronts**

A lovely bedroom with a range of grey grain, part mirrored wardrobes, storage drawers and a skirting radiator.



RECEPTION HALL



LOUNGE



LOUNGE



THE BAR



### BATHROOM

3.73m (12'3") x 2.39m (7'10")

Stylishly updated and featuring white/grey veined wall panelling and a superb white suite comprising a panel bath, a wide washbasin, a W.C. and a recessed shower enclosure with a chrome mixer shower and a three quarter height door. There are two combined central heating radiators/heated towel warmers.

### FIRST FLOOR

#### LANDING

An excellent size landing with a central heating radiator and space for the placement of a desk if required.

#### BEDROOM TWO

5.64m (18'6") x 5.64m (18'6")

With recessed bays to the front and side, a range of white wardrobes and a skirting radiator.

#### BEDROOM THREE

5.79m (19'0") max x 5.79m (19'0") max

An interestingly shaped bedroom with great flexibility of use. A walk-in cupboard houses the Baxi 800 gas boiler and there is an additional cupboard and a central heating radiator.

#### BEDROOM FOUR

3.76m (12'4") x 3.66m (12'0")

With a walk-in wardrobe and a central heating radiator.

#### SHOWER ROOM

3.15m (10'4") x 1.83m (6'0")

Beautifully updated and featuring taupe coloured tiled walls and a white suite comprising a clear shower enclosure with a twin head chrome mixer shower, a W.C. and a wide washbasin. There is a grey contemporary style radiator and a Velux style roof window.

#### DOUBLE GARAGE

6.05m (19'10") x 6.05m (19'10")

With two anthracite grey electrically operated roller doors, electric light and power and a door linking to the Utility Room.

#### UTILITY ROOM

3.61m (11'10") x 2.39m (7'10")

With useful cupboards, a 1.5 bowl sink unit and space and provision for appliances.

#### SIDE LOBBY

A spacious enclosed area between the house and the Double Garage and providing covered access from the house to the Utility Room.

#### WORKSHOP

2.44m (8'0") x 2.31m (7'7")

With a toiler and space for storage, hobbies etc.



CONSERVATORY



CONSERVATORY



SITTING ROOM



DINING KITCHEN



## OUTSIDE

The Teazles stands within established grounds extending to around 0.6 of an acre with a wide frontage to Humberston Avenue. The front garden effectively enjoys as much privacy as the rear with the whole garden benefitting from mature trees and shrubs, spacious lawns and paved areas. The driveway is accessed through an electrically operated gate and provides parking space for numerous vehicles. Within the rear garden there is a Summerhouse and a wooden Store/Workshop 4.88m (16'0") x 3.96m (13'0") and the hot tub may be available by arrangement.

## GENERAL INFORMATION

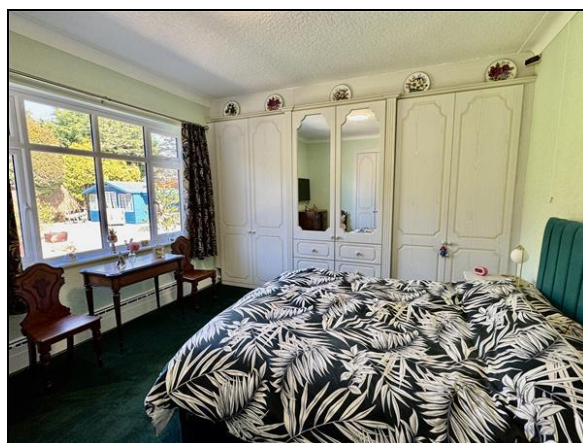
Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators and skirting radiators connected to the Baxi 800 gas boiler located in the cupboard off Bedroom Three and the property has the benefit of uPVC framed double glazing and a security 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.

## 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.



DINING KITCHEN



BEDROOM ONE



BATHROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR





SHOWER ROOM



OUTSIDE



FRONT GARDEN



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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M619 Printed by Ravensworth Digital 0191 2303553