

# MARTIN MASLIN

22 PEAKS LANE  
NEW WALTHAM  
DN36 4QW  
GRIMSBY  
NORTH EAST LINCOLNSHIRE



A SUPERIOR DETACHED HOUSE OFFERING THE PERFECT BLEND OF PRIVACY, SECLUSION AND ACCESSIBILITY TO THE VILLAGE. BEAUTIFULLY UPDATED INCLUDING A SPACIOUS LIVING KITCHEN, A SUN LOUNGE, TWO INDIVIDUAL RECEPTION ROOMS, THREE/FOUR BEDROOMS AND TWO BATHROOMS. NESTLING AT THE BOTTOM OF A PRIVATE ROAD WITHIN AN EXTRA LARGE PLOT WITH DOUBLE GARAGING AND DRIVEWAY. VIEWING IS HIGHLY RECOMMENDED.

£435,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Found nestling at the bottom of this private road in the heart of New Waltham, a superbly presented four bedroom detached family home, enjoying the perfect blend of seclusion and accessibility, completed in 2013 by renowned local developer 'Adda Build And Design' to their usual superior finish offering space and comfort in equal measure.

Beautifully updated by the present owners in neutral colour schemes complimented by solid oak interior doors, further enhanced by Amtico flooring in different designs and quality fixtures and fittings throughout. Noteworthy features include the stunning 30 foot Living kitchen complete with centre island that seamlessly integrates the Dining Area and Sun Lounge overlooking the rear landscaped garden. In addition, this versatile home offers two excellent reception rooms including the spacious Lounge with its fireplace deep bay and a large Study/occasional fourth Bedroom. Upstairs there are three excellent sized Bedrooms including the Principle Bedroom with an En Suite shower room and a further large modern Family Bathroom with double ended bath and a separate shower cubicle.

Unbeknown to many, the house stands on a large plot, tucked away in its own landscaped gardens surrounded by mature shrubs and trees, boasting a large detached double garage and driveway and a further large, side utility garden purchased in later years.

The accommodation includes a welcoming Entrance Hall where the balustrade and spindle staircase rises to the first floor. The Amtico designer flooring flows through the hallway and into the beautiful home in different designs. There are two excellent reception rooms, each room is bathed in

natural light offering a cosy atmosphere. The main Lounge extends to 22 foot into the bay, tastefully decorated with a central fireplace featuring a cast iron gas stove whilst a large Study doubles up as a fourth Bedroom if required and enjoys views over the front garden. Undoubtedly the heart of the home is the 30 foot Living Kitchen, creating a bright and spacious area, perfect for entertaining and everyday living complete with a centre island. The kitchen is fitted with a range of shaker style cabinets in a light oak finish with a host of integrated appliances. A designer Amtico tile floor flows through into the dining area connecting seamlessly with the delightful Sun Lounge that brings the outdoors in. A relaxing room with its large windows and stunning views overlooking the garden - a perfect spot for a morning coffee or evening relaxation. Beyond the kitchen is a large well equipped utility room with an additional sink and adjacent is a separate cloakroom with W.C and hand basin.

On the first floor there are three excellent sized bedrooms, the principal bedroom with its private En Suite Shower Room overlooks the rear garden whilst the remaining bedrooms enjoy garden views. Completing the accommodation is a large modern family bathroom attractively designed with high gloss furniture, a double ended panel bath and a separate shower cubicle.

Surrounding the house are beautifully landscaped gardens designed to be enjoyed all year round. The outdoor spaces include a mix of mature plantings, patio areas and individual gardens. The detached double garage provides secure parking with a generous block paved driveway and turning area. In the agents opinion the rear garden forms one of the main attractions, beautifully landscaped with a sweeping Indian Sandstone patio shaped lawns and an array or colourful shrubs. A beautiful home in an unrivaled position not to be missed. Within walking distance of the village shops and local amenities.



# Accommodation

The accommodation comprises:-

A uPVC double glazed front entrance door with matching side panel gives access directly into the hallway.

## HALLWAY

**4.95m (16'3") x 2.06m (6'9")**

Where the balustrade and spindle staircase rises to the first floor. The hallway is tastefully decorated and features a quality Amtico designer floor with distinctive border relief. It has coving to the ceiling, a radiator, a useful built in cloaks cupboard and a further understairs storage cupboard.



HALLWAY

## LOUNGE

**6.76m (22'2") into bay x 4.04m (13'3")**

A lovely sized family lounge, beautifully decorated with a prominent chimney breast and recess, housing a cast iron gas stove. It has a solid timber over mantel, coving to the ceiling, two radiators, a uPVC double glazed side window and a lovely bay window overlooking the garden.



LOUNGE

## STUDY/OCCASIONAL FOURTH BEDROOM

**3.66m (12'0") x 2.95m (9'8")**

A good sized second sitting room, tastefully decorated with coving to the ceiling, a radiator and a uPVC double glazed front window.

## LIVING KITCHEN

**9.35m (30'8") x 4.34m (14'3")**

A superb and spacious living kitchen featuring a beautiful Amtico tiled floor, flowing seamlessly through into the Sun Lounge. The kitchen is fitted with a comprehensive range of light oak fronted shaker style cabinets with a matching centre island and breakfast bar overhang. Complimentary laminate worktops incorporate a 1 1/2 bowl sink with mixer taps and tile splashback. a host of integrated appliances include an AG Induction hob with a stainless steel glass canopied extractor fan over a double Samsung fan assisted oven and grill, an integrated dishwasher and built in wine racks attached to the centre island. The walls are attractively tiled with underlighting to the units. The kitchen enjoys dual aspect windows overlooking the gardens and has a radiator and space for a freestanding fridge.



LOUNGE

## DINING AREA

The dining area has a further uPVC window to the side, a radiator and recess lighting.

## SUN LOUNGE

Forming part of the kitchen is the stunning sun lounge enjoying full views onto the gardens with two double glazed side windows, a radiator and French double glazed doors giving views and access onto the rear patio.



STUDY/BEDROOM FOUR

## UTILITY ROOM

1.96m (6'5") x 1.65m (5'5")

A good sized utility room fitted with matching shaker style cabinets in a light oak finish with complementary beige worktops and a stainless steel sink. There is plumbing for a washing machine and vent for a tumble dryer, a radiator and a uPVC double glazed exterior door.

## CLOAKROOM

A modern cloakroom with a white suite comprising a low flush W.C, pedestal hand basin with tile splashback, a radiator and a uPVC double glazed window.

## FIRST FLOOR LEVEL

With a deep stairwell, access to a part bordered loft space. All rooms lead directly as follows:-

## PRINCIPAL BEDROOM ONE

4.29m (14'1") x 3.86m (12'8") extending to 16'0"

Overlooking the rear garden, a lovely bedroom brightly decorated with a radiator and a uPVC double glazed window.

## EN-SUITE SHOWERROOM

Partly tiled with a white two piece suite comprising closed cover W.C, handbasin and tiled shower cubicle with electric shower. It has a chrome heated towel rail, an extractor fan and a uPVC double glazed window.

## BEDROOM TWO

4.06m (13'4") x 3.99m (13'1")

An excellent sized double bedroom overlooking the front garden, tastefully decorated in pastel colours with coving to the ceiling. It has a radiator and a uPVC double glazed window.

## BEDROOM THREE

4.37m (14'4") x 2.74m (9'0") 11'0" max

Another good sized double bedroom with a range of freestanding wardrobes (available by separate negotiation). It has a radiator and a uPVC double glazed window overlooking the rear garden.

## BATHROOM

4.06m (13'4") x 2.54m (8'4")

A large and well equipped family bathroom, attractively designed with a range of built in white, high gloss furniture with contrasting countertops. Comprising a push button W.C, a semi recessed wash basin with a pillar style tap, a large double ended panel bath and a further shower cubicle with a thermostatic shower. Attractively tiled with a chrome heated towel rail, an extractor fan and a uPVC double glazed window.

## DETACHED DOUBLE BRICK GARAGE

6.10m (20'0") x 5.08m (16'8")

With power and light, twin up and over doors and a uPVC double glazed side window.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



DINING AREA

## OUTSIDE

The property is approached off Peaks Lane, along a long private driveway leading to the main house and garage. Nestling in its own delightful and well established plot, the house is surrounded by gardens and hedging to one side. There is an additional further private side garden currently used as a utility area with a shed and greenhouse. The front garden is mainly lawned with a central pathway and interspersed with plants and shrubs. In the Agents opinion, the rear garden forms one of the main attractions, beautifully landscaped with the present owners. Featuring a sweeping sandstone patio around the rear of the house creating an ideal al fresco entertaining area behind the sun lounge. The shaped lawns are well stocked with a variety of colourful and flowing shrub, perennials and in one corner an arbour provides the perfect space for relaxing. In addition, both sides of the house enjoy extra garden space ideal for storage. Meanwhile, close bordered fencing ensures privacy.

## GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Vokera combination central heating boiler located in the Utility Room (installed 2013). The property has the benefit of uPVC framed double glazing and there is a fitted burglar alarm system. The property falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band - E. The tenure is Freehold subject to Solicitors verification.

## VIEWING

Viewing is strictly by appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



SUN LOUNGE



UTILITY ROOM



CLOAKROOM



BEDROOM TWO



PRINCIPAL BEDROOM ONE



BEDROOM TWO



OUTSIDE



FAMILY BATHROOM



OUTSIDE



OUTSIDE



OUTSIDE

24155

**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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