

# MARTIN MASLIN

**27 GAYTON ROAD  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 0HN**

**A STUNNING DETACHED HOUSE REMODELLED AND TRANSFORMED IN RECENT YEARS TO CREATE A VERY SPECIAL HOME OF IMMENSE QUALITY.**

**£330,000**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

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

# The Property

Located on Gayton Road, just off Bolingbroke Road, this impressive detached residence has been transformed over the last few years by a wide ranging project of enlargement, remodelling and refurbishment. It now provides flexible accommodation presented to a superb standard throughout and viewing is highly recommended.

Principal features include the spacious and welcoming central Reception Hall with an oak, chrome and glass staircase leading off, a useful Cloakroom, a stunning 22'0 main Lounge with French doors to the garden and a magnificent 27'6" Dining Kitchen complete with gloss anthracite cabinets, quartz worksurfaces, a host of quality appliances and plenty of space for dining. A Utility Room and a double Bedroom/Sitting Room complete the picture of the ground floor - this latter room providing flexibility of use depending upon a buyers needs.

At first floor level there is a Landing with a walk-in store cupboard leading off, a wonderful Master Bedroom with a walk-in wardrobe and its own sumptuously appointed ensuite Shower Room, a further double Bedroom which enjoys plenty of natural light and an elegant Family Bathroom including an 'L' shaped Shower Bath.

The presentation of the property is first class with chrome

switches and sockets, lovely decor, beautiful interior doors, etc and this really can be regarded as a ready to move into home. The upgrading work included a new roof covering, full rewiring and re-plumbing, a cedar clad dormer and a sizeable two-storey extension.

The front and rear gardens utilise pavings, brick edged concrete and artificial grass for ease of maintenance and there is a gated driveway which leads to the recently re-roofed single garage.

The property lies within walking distance of the seafront and other facilities of the resort of Cleethorpes and the area is well served by regular buses.

No. 27 Gayton Road is a home of the highest calibre and discerning potential purchasers are advised to visit without delay. EPC Rating – D.

# Accommodation

The accommodation comprises:-

## GROUND FLOOR

### RECEPTION HALL

An impressive central entrance hall from where the glass balustrade staircase with chrome highlighted newels leads to the first floor. There are two central heating radiators and a useful cloaks cupboard. Doors open to all principal ground floor rooms and there is a meter cupboard plus LVT flooring.

### CLOAKROOM

Half tiled and with a white suite comprising a pedestal washbasin and a W.C. There is a central heating radiator and LVT flooring.

### LOUNGE

**6.71m (22'0") x 4.19m (13'9")**

A wonderful size room with ample space to configure furniture as you wish. French doors open to the rear garden and a side window allows the room to enjoy plenty of natural light. There are downlighters and two central heating radiators.

### DINING KITCHEN

**8.38m (27'6") x 2.69m (8'10")**

Stylishly equipped with a comprehensive range of gloss anthracite wall and base cabinets with grey quartz style worksurfaces incorporating a single drainer 1.5 bowl black composite sink unit. Built-in appliances comprise a Neff electric double oven, a Hisense microwave oven, a dishwasher and a four ring gas hob with contemporary extractor above. There is space and provision for an American style fridge freezer and French doors open from the dining area to the rear garden. The walls are beautifully tiled behind the worksurfaces and there are two central heating radiators.

### UTILITY ROOM

**2.74m (9'0") x 1.65m (5'5")**

With gloss anthracite base units, grey quartz style worktop, a single drainer stainless steel sink unit and provision for appliances. The walls are part tiled and there is a central heating radiator.

### BEDROOM THREE/SITTING ROOM

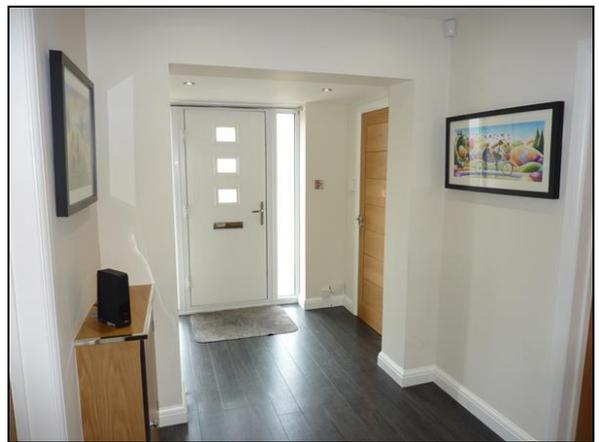
**3.66m (12'0") x 3.05m (10'0")**

A lovely room at the front of the house offering flexible space as a bedroom or daytime room. There is a central heating radiator.

## FIRST FLOOR

### LANDING

With a useful walk-in storage cupboard leading off.



RECEPTION HALL



RECEPTION HALL



LOUNGE



LOUNGE

## MASTER BEDROOM

5.79m (19'0") x 3.66m (12'0")

A lovely room at the rear of the house with part sloping ceilings, a central heating radiator and a door opening to the walk-in wardrobe. There are downlighters and a door opens to the ensuite Shower Room.

## ENSUITE SHOWER ROOM

2.95m (9'8") x 2.34m (7'8")

Beautifully appointed with a white suite comprising a concealed cistern W.C, a semi recessed washbasin and a larger than average step-in shower with an Aqualisa fixed rainfall shower head and a flexible spray head. The walls are superbly tiled and there is a heated towel warmer and a central heating radiator.

## BEDROOM TWO

5.38m (17'8") x 2.92m (9'7")

With double aspect windows, eaves storage space and a central heating radiator.

## FAMILY BATHROOM

2.36m (7'9") x 2.06m (6'9")

An elegant bathroom with a white suite comprising an 'L' shaped shower bath with an Aqualisa mixer shower and side screen, a wide washbasin set on drawers and a W.C. The walls are beautifully tiled and there is a heated towel warmer.

## GARAGE

A newly re-roofed brick single garage with electric light and power and an up and over door.

## OUTSIDE

The house is set within rectangular shaped gardens with a wide concrete driveway and a concrete pathway at the front enhanced by an artificial grass lawn. An enclosed driveway leads past the side of the house whilst at the rear there is a lovely garden area which is partly paved and with an elevated artificial grass lawn behind a brick retaining wall.

## GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected. Central heating comprises radiators detailed above connected to a gas boiler and the property benefits from grey uPVC framed double glazing and a security alarm system. It is under the jurisdiction of North East Lincolnshire Council and our enquiries indicate the property to be in Tax Band - C. The tenure is Freehold subject to Solicitor's 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



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN

BEDROOM THREE/SITTING ROOM

MASTER BEDROOM

MASTER BEDROOM

ENSUITE SHOWER ROOM



BEDROOM TWO

BEDROOM TWO

FAMILY BATHROOM

FAMILY BATHROOM



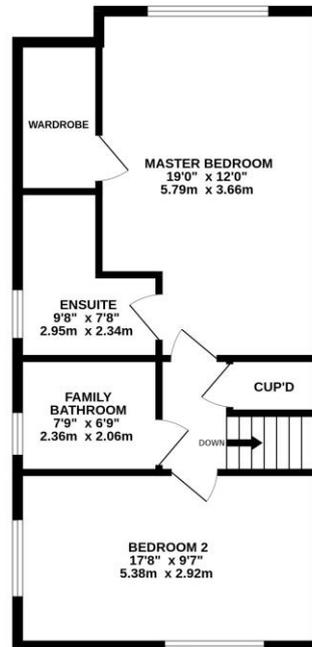
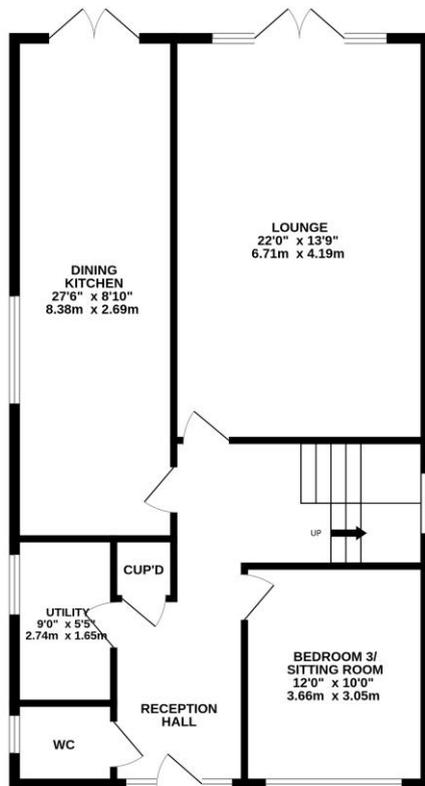
OUTSIDE



OUTSIDE

GROUND FLOOR  
923 sq.ft. (85.8 sq.m.) approx.

1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1491 sq.ft. (138.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metopolx ©2024

**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.

24047

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