

# MARTIN MASLIN

'THE RETREAT'  
15B HUMBERSTON AVENUE  
HUMBERSTON  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4SL



A STUNNING AND INDIVIDUALLY DESIGNED DETACHED RESIDENCE  
OFFERING SPACIOUS ACCOMMODATION PRESENTED TO A  
PREMIER STANDARD IN A SECLUDED PRIVATE SETTING WITH GATED DRIVE ON  
HUMBERSTON AVENUE.

£575,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Tucked away behind an impressive private driveway on Humberston Avenue you will find The Retreat, a very special detached residence offering luxurious accommodation in a tranquil setting, presented to a high calibre throughout. Built in 2020 and further enhanced with high-end thoughtfully designed features, the property is a pleasure to see, and viewing is highly recommended.

Principal features of the accommodation include the welcoming Reception Hall from where the glass balustrade staircase leads to the first floor where a modern chandelier has been installed for a striking first impression. The main reception room is sizeable and comprises a black brick fireplace with Oak wood hearth and Contura multi fuel log burner stove. The Study/Office is perfect as a work from home space or it could be regarded as an additional ground floor Bedroom or Dining Room. The Cloakroom also features blackboard paint as a unique feature, sure to be a conversation piece when entertaining. The downstairs level has underfloor heating throughout all rooms.

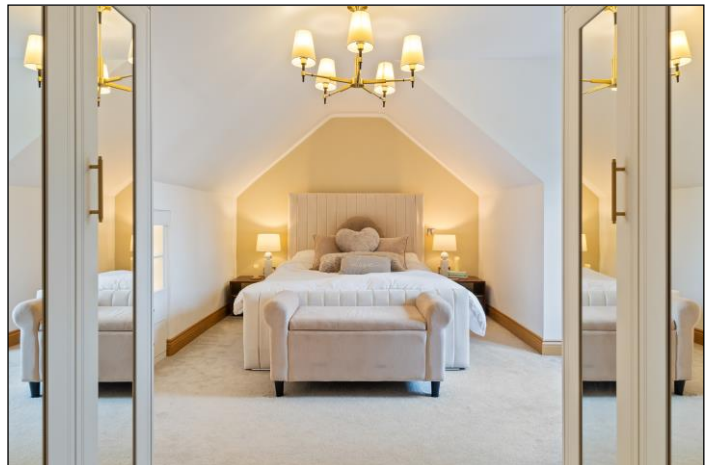
The signature reception room of the house is undoubtedly the Living Kitchen which extends to over 30'00 x 39'00 feet in length and features a comprehensive range of sage green shaker style cabinets and a host of appliances by Bosch, including a double oven. There is a peninsular unit with Bosch induction hob and extractor, along with built in wine cooler, fridge and dishwasher units. The room provides plenty of space for cooking, dining and entertainment, with glass sliding doors along one side of the room fully opening to the rear patio, creating a perfect setting for entertaining.

At first floor level there are four good sized double Bedrooms, one with the benefit of its own en-suite Shower Room and one currently equipped as a stunning Dressing Room with luxury custom built wardrobes and display shelves by Haagansens. Additional wardrobes, drawers, and shelving have also been custom designed in the Master Bedroom bedroom, creating a beautiful room to relax in and offering extensive storage. The Main Bathroom is impressive with its freestanding bath, separate shower enclosure, and Velux electric skylight feature.

The property benefits from gas central heating (underfloor at ground level), uPVC framed double glazing and a security alarm system. It occupies wonderful lawned gardens with mature trees surrounding the property, perfect for nature lovers. With a sizeable sett and well-maintained tarmac driveway, extensive lawns and flower beds, and a slate paved patio/terrace, perfect for al-fresco entertaining.

Access to the property is via a shared, electric gated driveway with a video intercom system connected from the gates to inside the house. The property enjoys a lovely sense of seclusion as its name 'The Retreat' suggests. Shopping facilities, schools etc are close by but the air of tranquility one feels whilst at the house is rather special.

Viewing can be arranged via the Agents on Grimsby 311000.





# Accommodation

The accommodation comprises.

## RECEPTION HALL

An impressive entrance area from where the staircase with glass balustrade leads to the first floor. There is an engineered oak floor and doors open from the hall to all the principal rooms.

## CLOAKROOM

Superbly tiled and with a white suite comprising a concealed cistern W.C and a rectangular hand basin. The floor is tiled and there is a chalkboard feature wall.

## STUDY/OFFICE

**3.23m (10'7") x 2.90m (9'6")**

A lovely, bright room offering flexible space and featuring an engineered oak floor.

## LOUNGE

**5.97m (19'7") x 3.91m (12'10")**

A well proportioned room featuring a superb black brick fireplace with an oak mantel, a slate tiled hearth, a Contura multi-fuel stove and a large bay that brings the outside nature into the property. A side window allows the room to enjoy additional natural light and there is an engineered oak floor with underfloor heating.

## LIVING KITCHEN

**9.25m (30'4") x 4.09m (13'5")**

Undoubtedly the hub of the home and featuring a stunning range of sage green, shaker style wall and base cabinets with slimline Silestone worksurfaces incorporating an inset 1.5 bowl sink with mixer and iSpring filtered water taps. Built in appliances by Bosch comprise twin electric ovens, an induction hob with Elixia extractor above set within the peninsular unit, a dishwasher, a tall larder fridge and a wine cooler. The room offers excellent space for dining and relaxing and sliding patio doors fully open along one side wall to the rear terrace. There is a breakfast bar incorporated within the peninsular unit and the room features engineered oak flooring.

## UTILITY ROOM

**2.90m (9'6") x 1.78m (5'10")**

With cabinets matching those in the Living Kitchen, a single drainer stainless steel sink and provision for two freestanding appliances. A door leads through to the Double Garage, currently set up with room for a car and a home gym.

## FIRST FLOOR LANDING

A central landing giving access to all the first floor Rooms

## GUEST BEDROOM

**3.96m (13'0") x 3.81m (12'6")**

A beautiful room with the benefit of its own en-suite Shower Room. There is a central heating radiator.



RECEPTION HALL



LOUNGE



FAMILY BATHROOM



LIVING KITCHEN

### **GUEST EN-SUITE SHOWER ROOM**

**3.17m (10'5") x 2.06m (6'9")**

Tastefully equipped with a white suite comprising a centrally positioned clear shower enclosure with a twin head chrome mixer shower, a wide vanity washbasin and a concealed cistern W.C. There is a black heated towel warmer.

### **MASTER BEDROOM**

**5.87m (19'3") x 3.89m (12'9")**

A wonderful bedroom with part sloping ceilings and a range of fitted furniture by Haagansens including wardrobes with automatic lights and illuminated display shelves with drawers beneath. There is a central heating radiator.

### **BEDROOM THREE**

**4.50m (14'9") x 3.51m (11'6")**

A lovely room with space for a double or single bed and with useful eaves storage space and a central heating radiator.

### **BEDROOM FOUR/DRESSING ROOM**

**4.50m (14'9") x 3.51m (11'6")**

Superbly equipped with mirrored wardrobes, drawers and display/storage shelves by Haagansens. There is a central heating radiator and this room can be used as a bedroom or dedicated dressing room if so desired with additional eaves storage.

### **FAMILY BATHROOM**

**3.12m (10'3") x 2.74m (9'0")**

A wonderful principal bathroom with a white suite comprising an oval shaped freestanding bath with floor mounted filler, a concealed cistern W.C, a wide washbasin and a clear shower enclosure with a twin head chrome mixer shower. The walls are partly tiled and the floor is fully tiled with slate style tiling and there is a heated towel warmer. A Velux window provides a striking skylight above the bath, offering plenty of natural light.

### **DOUBLE GARAGE**

**5.94m (19'6") x 5.84m (19'2")**

An excellent garage facility with an electrically operated four-fold door and a wall mounted Glowworm gas boiler. One wall has a mirror feature installed for a home gym set up, whilst still maintaining space for a large car and additional wall storage.

### **OUTSIDE**

The house is set within lovely private gardens which really are a pleasure to see. To the front there is an extensive sett paved driveway which provides parking for five vehicles whilst the remaining gardens are principally lawned with surrounding beds having numerous flowers and shrubs. Behind the house there is a superb slate paved patio terrace with raised borders behind. The boundaries are principally fenced and mature trees provide a lovely backdrop to this unique, one of a kind home. Access is via a private driveway with electric gates shared with two other properties in this secluded and tranquil spot just off Humberston Avenue.



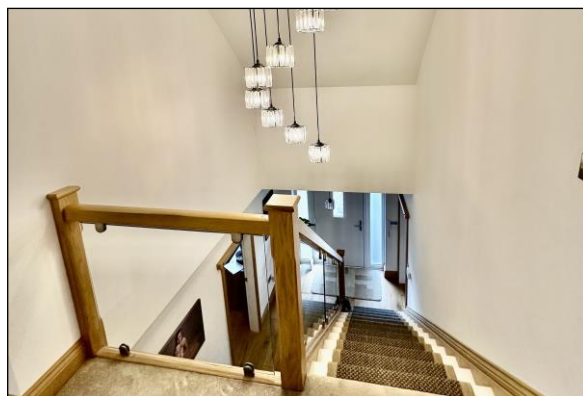
LIVING KITCHEN



LIVING KITCHEN



UTILITY ROOM



FIRST FLOOR LANDING



## GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Central heating comprises underfloor heating at ground floor level, in the bath/shower rooms and radiators at first floor level connected to the Glowworm gas boiler in the double garage. 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 Tax Band - F. The tenure is Freehold subject to solicitors verification. The owners share responsibility for maintenance of the main driveway and electric gates with two other properties which are set back further down the driveway.

## VIEWING

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



MASTER BEDROOM



BEDROOM FOUR/DRESSING ROOM



BEDROOM FOUR/DRESSING ROOM



GUEST SUITE



GUEST EN-SUITE



BEDROOM THREE





FAMILY BATHROOM



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



DOUBLE GARAGE

**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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