

# MARTIN MASLIN

1 MCVEIGH COURT  
THE AVENUE  
HEALING  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN41 7NB



AN IMPRESSIVE DETACHED RESIDENCE SUBSTANTIALLY EXTENDED AND REMODELLED TO CREATE A WONDERFUL FAMILY SIZE HOME SET WITHIN EXQUISITE GARDENS.

£545,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Standing within beautifully maintained grounds in a cul-de-sac position just off The Avenue in Healing, No.1 McVeigh Court is a stunning home offering extended accommodation of the highest standards. Re-modelled and re-designed since its original construction in 1988 the property has been significantly extended including the addition of a third storey to add to its already impressive space.

Principal features of the accommodation include the welcoming Reception Hall from where the spindle balustrade staircase rises to the first floor, a useful Cloakroom, the elegant main Lounge with a polished limestone fireplace, a flexible Playroom/Dining Room and the superbly equipped Dining Kitchen with a comprehensive range of beech finish cabinets, black granite worksurfaces and quality appliances. A Sitting Room links to the Dining Kitchen in an open plan style and there is a sizeable rear Sun Room (enjoying lovely views of the garden) and an extended Utility Room. At first floor level there are four double bedrooms two of which benefit from their own high quality, updated ensuite Shower Rooms. The Family Bathroom includes a corner bath and a wet-room style step-in shower enclosure. A second staircase leads from the landing to the upper floor which potentially provides two further double Bedrooms, although one is currently used as a Lounge/Cinema room with useful storage space leading off. An additional Toilet at this level is a particularly handy feature.

The house has the benefit of gas central heating, fully owned solar panels for significant energy cost savings, uPVC framed double glazing and a security alarm system.

The original Double Garage has been altered and now includes a staircase lobby with access to first floor storage/hobby space. The gardens are wonderful with manicured lawns, a variety of shrubs, two paved patio/sitting areas, a greenhouse and a shed. The sizeable driveway features illuminated edging stones and can accommodate numerous vehicles. A canopied area between the house and garage provides a useful sheltered position too.

The popular village of Healing offers well regarded schools, Healing Manor Hotel, a general store and regular buses into Grimsby.

Only a visit to No.1 McVeigh Court will allow a potential purchaser to truly appreciate the space and quality it offers. The clever and creative enlargement projects have transformed the property from its origins and discerning purchasers seeking somewhere rather special are advised to view without delay.





# Accommodation

The accommodation comprises:-

## GROUND FLOOR

### RECEPTION HALL

A lovely entrance area from where the spindle balustrade staircase leads to the first floor. There is a laminate finish floor and a central heating radiator.

### CLOAKROOM

With a white suite comprising a semi recessed handbasin and a concealed cistern W.C. Central heating radiator.

### LOUNGE

**4.67m (15'4") x 4.09m (13'5")**

An elegant room at the front of the house featuring a polished limestone firesurround with a living flame gas fire. A wide bay window and an additional side window allow the room to enjoy plenty of natural light and there is a central heating radiator.

### PLAYROOM/DINING ROOM

**3.35m (11'0") x 3.35m (11'0")**

A flexible room at the front of the house currently used as a playroom but equally suitable as a Dining Room or a Study. Central heating radiator.

### DINING KITCHEN

**4.72m (15'6") x 4.57m (15'0")**

Comprehensively equipped with a range of beech finish shaker style wall and base cabinets with black granite worktops incorporating an inset 1.5 bowl sink unit. An island unit is adjoined by a fitted dining table and appliances include a Britannia range cooker with extractor above, a microwave oven, an American style fridge freezer and a dishwasher. There are recessed ceiling downlighters and lights under the wall cupboards and the room features a heated tiled floor. This room links directly to the Sitting Room in an open plan style.

### SITTING ROOM

**4.70m (15'5") x 3.45m (11'4")**

Again with a heated tiled floor, a central heating radiator with cover and patio style doors opening to the Sun Room.

### SUN ROOM

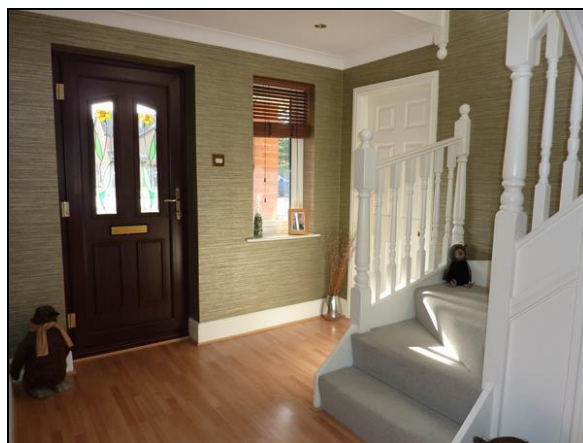
**3.96m (13'0") x 3.35m (11'0")**

An excellent addition at the rear of the house perfect as a dining room or for relaxing and enjoying lovely views of the garden. Double doors open to the patio and there are two central heating radiators. Featuring a solid roof with Velux windows.

### UTILITY ROOM

**4.72m (15'6") x 2.06m (6'9")**

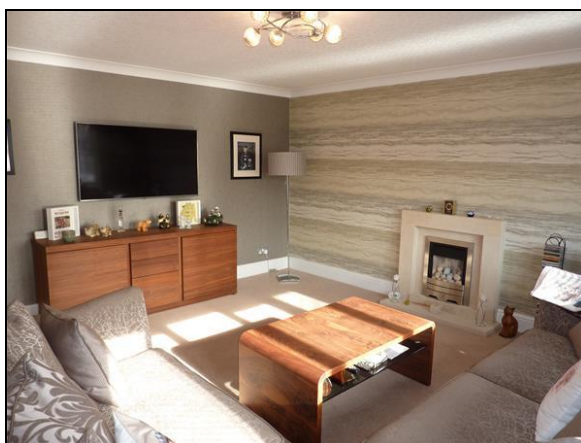
Much larger than average and with a range of grey cabinets an Ideal gas central heating boiler, a built-in fridge and space for a washing machine. The floor is tiled.



RECEPTION HALL



LOUNGE



LOUNGE



DINING KITCHEN

## FIRST FLOOR

### LANDING

From where the spindle balustrade staircase leads to the second floor accommodation. There is a central heating radiator and a cupboard housing the hot water cylinder.

### MASTER BEDROOM

**5.92m (19'5") x 3.89m (12'9")**

An excellent room with a split level floor, a central heating radiator, fully fitted wardrobes and a door opening to the en-suite Shower Room.

### EN-SUITE SHOWER ROOM

**1.93m (6'4") x 1.83m (6'0")**

Featuring impressive grey tiling and a white suite comprising a square shower enclosure with an Aqualisa digital shower, a concealed cistern W.C and a washbasin. There is a heated towel warmer plus illuminated display recesses.

### BEDROOM TWO

**3.89m (12'9") x 3.89m (12'9")**

A lovely bedroom with a range of walnut finish wardrobes, a central heating radiator and a door opening to the en-suite shower room.

### EN-SUITE SHOWER ROOM

**3.15m (10'4") x 1.45m (4'9")**

With quality tiling and a white suite comprising a shower enclosure with an Aqualisa Aquastream power shower, a semi recessed washbasin and a W.C. There are useful white storage cupboards, the floor is tiled and there is a heated towel warmer.

### BEDROOM THREE

**5.13m (16'10") x 3.43m (11'3") max**

With a split level floor and a central heating radiator.

### BEDROOM FOUR

**3.40m (11'2") x 3.00m (9'10")**

With a central heating radiator and currently used as a home office.

### FAMILY BATHROOM

**4.06m (13'4") x 3.71m (12'2") max**

Sumptuously appointed with a white suite comprising a corner bath, a semi recessed washbasin, a concealed cistern W.C and a larger than average wetroom style shower enclosure with a twin head mixer shower. There are maple finish toiletry and linen cabinets plus spotlights and a large mirror. The walls are part tiled and there is a heated towel warmer.

## SECOND FLOOR

### LANDING

With a velux window.

### BEDROOM FIVE

**4.93m (16'2") x 4.72m (15'6")**

A spacious room with part sloping ceilings, access to eaves storage, three velux windows and a central heating radiator.



SITTING ROOM



SUN ROOM



UTILITY ROOM



MASTER BEDROOM



## BEDROOM SIX

4.75m (15'7") x 3.35m (11'0")

With two Velux windows, access to eaves storage and a central heating radiator.

## TOILET

1.75m (5'9") x 1.35m (4'5")

Fully tiled and with a white suite comprising a concealed cistern W.C, a handbasin and a heated towel warmer.

## OUTSIDE

The house occupies impressive established gardens of excellent size which are principally lawned to the front enhances by mature silver birch trees. The driveway features illuminated edge stones and can accommodate several vehicles. There is a canopied area between the house and the garage whilst to the rear there is a wide expanse of lawn and a very large paved patio area. To the side of the house there is a greenhouse and a garden shed. The boundaries are formed by fencing and hedges and mature trees to the rear provide a lovely backdrop to the garden.

## GARAGE

5.36m (17'7") max x 5.03m (16'6") max

An original double garage remodelled to provide an 'L' shaped storage area which can accommodate one vehicle and now with an enclosed staircase area leading to first floor storage / hobby space measuring 16'9" x 9'2". There are two electric up and over doors and a side access door.

## GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. The property has the benefit of fully owned solar panels which provide a valuable discount on energy bills, uPVC framed double glazing and a security alarm. Central heating comprises radiators as detailed above connected to the Ideal gas boiler in the Utility Room. The property falls within the jurisdiction of the North East Lincolnshire Council and is currently in Council Tax Band F although this will be reviewed following sale due to enlargement work undertaken by the current owners. The tenure is Freehold subject to Solicitors verification and the property owners are responsible for one fifth of the maintenance costs of the McVeigh Court cul-de-sac.

## VIEWING

By appointment through the Agents on Grimsby 311000. A walkthrough video with commentary can be seen on Rightmove and our Martin Maslin website.



EN-SUITE SHOWER ROOM



BEDROOM TWO



EN-SUITE



BEDROOM THREE



FAMILY BATHROOM



BEDROOM FIVE / SITTING ROOM



BEDROOM SIX



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.

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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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