

# MARTIN MASLIN

JAY HOUSE  
13A PEAKS LANE  
NEW WALTHAM  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4QL



ARCHITECT DESIGNED BUNGALOW NESTLED IN EXTENSIVE GARDENS, OFFERING A  
UNIQUE BLEND OF CHARACTER AND COMFORT. EPC RATING - D

£399,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Martin Maslin are delighted to offer this home of distinction. Step into something truly special a beautifully crafted architect designed bungalow dating back to the 1980s, thoughtfully set with an expansive gardens. The special 'J' shaped layout offers both privacy and flow, creating a harmonious balance between opening plan living and intimate spaces. Situated at the end of a pretty lane, leading off Peaks Lane, Jay House is a wonderful single story home offering flexible accommodation for the family which has been sympathetically modernised and updated over the years to ensure the first class home it is today. It features two excellent reception rooms including a living room with built-in book case and bi-folding doors and a separate irregular shaped snug overlooking the front garden. Large kitchen with a breakfast bar, four excellent bedrooms and two bathrooms. The captivating gardens have been enhanced over the years offering sweeping shaped lawns with vibrant patio areas, perfect for outdoor entertaining.

Principle features include the reception hall, a welcoming entrance which introduces the homes unique character, the living room is light and filled with a built-in bookcase whilst elegant bi-fold doors open onto the gardens creating a seamless indoor outdoor flow. The irregular shaped snug, is a cosy retreat perfect for quiet evenings where the large kitchen is bright and spacious with a range of cream units built in appliances and a super breakfast bar. Beyond there is a large fitted large utility room and additional storage cupboard. An inner hallway leads through to the bedrooms providing a superb principle bedroom featuring an ensuite shower room with private dressing area. There are three additional bedrooms each generously sized offering their own charm and character with garden vistas. The family

bathroom is well appointed with a white suite and separate shower cubical. The bungalow has the benefit of a gas central heating system and attractive grey uPVC double glazing filled by spire windows.

Step outside and discover the magic of the wonderful gardens originally landscaped and lovingly maintained over the years, expansive lawns surround the bungalow on three sides with mature plantings offering colour, texture and privacy all year round. There is a spacious block paved patio ideal for alfresco entertaining whilst large sheds and garaging provides additional storage.

The location is also perfect, just a stones throw from local shops and amenities, this home offers the best of both worlds. Peaceful, seclusion and its own private grounds whilst being moments from everything you need, this exceptional bungalow is more than a home, in fact its a lifestyle. Whether you are drawn to its architectural charm, the sunning gardens or the unbeatable location this property is truly one of a kind, viewings highly recommended.





# Accommodation

The accommodation comprises:-

## RECEPTION HALL

A welcoming hallway at the front of the bungalow with a central heating radiator.

## CLOAKROOM

With a white suite comprising a pedestal handbasin and a W.C. There is a central heating radiator.

## STUDY/SNUG

**2.18m (7'2") x 5.66m (18'7") average**

A flexible room ideal for a multitude of uses. There is a central heating radiator and the room enjoys plenty of natural light.

## LIVING ROOM

**8.00m (26'3") average x 4.80m (15'9")**

A wonderful room positioned to enjoy delightful views of the gardens and with wide bifold doors opening to them. There is a built-in glazed display cabinet, a wall mounted contemporary electric fire and there are two central heating radiators.

## DINING KITCHEN

**6.71m (22'0") x 4.37m (14'4")**

Comprehensively equipped with a range of cream finish wall and base cabinets with grey worksurfaces incorporating a black composite 1.5 bowl sink unit. Appliances include a range cooker with extractor above, a microwave oven and a dishwasher. There is a peninsular breakfast bar plus plenty of space for a dining table, the floor is tiled and double doors link to the Lounge. There are two central heating radiators.

## UTILITY ROOM

**2.90m (9'6") x 2.13m (7'0")**

With cream units, a single drainer white composite sink unit, a large walk-in store leading off and pull down ladder access to the part boarded loft area, There is also a central heating radiator, a door leading outside and space for appliances.

## INNER HALLWAY

Leading off the Lounge and providing access to all the bedrooms. There is a central heating radiator and an airing cupboard with a hot water cylinder.

## BATHROOM

An unusual shaped bathroom with tiled walls, WC, vanity unit, wash hand basin, panelled bath and separate shower cubical. A radiator and double-glazed window.

## MASTER BEDROOM

**4.11m (13'6") x 3.17m (10'5")**

A well proportioned principal bedroom with a range of grey wardrobes, a central heating radiator and a door opening to the ensuite Shower Room.



OUTSIDE



RECEPTION HALL



STUDY/SNUG



LIVING ROOM

### ENSUITE

**2.54m (8'4") x 2.36m (7'9")**

Fully tiled and well equipped with a white suite comprising a W.C, a semi recessed washbasin and a larger than average rectangular shower enclosure with a sliding door and a Triton T80 electric shower. There is a central heating radiator and maple finish cabinets provide useful storage.

### DRESSING ROOM/BEDROOM FOUR

**2.54m (8'4") x 2.13m (7'0")**

Leading off the Shower Room and featuring hanging rails and a dresser/drawer unit. There is a central heating radiator.

### BEDROOM TWO

**4.57m (15'0") x 2.57m (8'5")**

A lovely double bedroom with window overlooking the side garden, tastefully decorated with a radiator.

### BEDROOM THREE

**3.73m (12'3") x 2.54m (8'4")**

With a double wardrobe and two central heating radiators.

### BEDROOM FOUR

**3.10m (10'2") x 2.97m (9'9")**

Currently used as a dressing room and with a double wardrobe and a central heating radiator.

### FAMILY BATHROOM

**2.92m (9'7") x 2.31m (7'7")**

Fully tiled and comprising a panel bath, a W.C, a vanity washbasin and a shower cubicle housing the chrome mixer type shower. There is a central heating radiator.

### OUTSIDE

Jay House stands within wonderful established gardens. Access is via a long private driveway off Peaks Lane (owned by Jay House and with one other user) and in front of the property there is plenty of hard surfaced parking. The majority of the grounds are laid to grass with mature shrubs and fruit trees creating a lovely setting for the property. There is a Summerhouse and a sectional concrete Garage plus several other storage sheds and immediately behind the bungalow there is an extensive south-west facing sett paved terrace perfect for al fresco dining. A combined Utility/Workshop building is positioned to the side of the bungalow (measuring 14'0 x 5'9 overall) and this includes a handy Toilet with white W.C.



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM



FAMILY BATHROOM



## 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 as detailed above connected to the Ideal Logic gas boiler located in the Loft and the property has the benefit of anthracite grey uPVC framed double glazing (installed since 2020). It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band E. The tenure is Freehold - subject to Solicitors verification. Please note due to the irregular shape of several rooms the measurements provided are indicative of their overall size.

## 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.



MASTER BEDROOM



ENSUITE



BEDROOM THREE



BEDROOM TWO



DRESSING ROOM/ BEDROOM FOUR



FAMILY BATHROOM



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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