

# MARTIN MASLIN

'THE OLD SCHOOL HOUSE'  
2 THE AVENUE  
HEALING  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN41 7NG



A FINE DETACHED RESIDENCE DATING FROM 1908 AND OFFERING EXCELLENT FAMILY ACCOMODATION LOCATED IN THE DELIGHTFUL VILLAGE OF HEALING.

£495,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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



# The Property

Situated at the Low Road end of The Avenue this classic Edwardian residence was originally built as a home for the schoolmaster of Healing School and retains much of the charm and grandeur of its 1908 origins. It stands within established grounds with lovely views looking southwards into its own lawned garden and viewing is highly recommended to appreciate all that it has to offer.

The property has the benefit of gas central heating and uPVC windows and principal features of the accommodation include the welcoming Reception Hall from where the staircase with spelled balustrade leads to the first floor, the lovely Sitting Room with double aspect windows and a pine firesurround, the additional well proportioned Living Room (currently used as an extra bedroom) and the spacious Dining Kitchen with a comprehensive range of limed oak units and built in appliances. Double doors give access from the Dining Kitchen to a very sweet paved courtyard garden (ideal for al-fresco breakfast!) and there is a useful Utility Room.

The remaining ground floor accommodation provides interesting options with a Conservatory, a flexible Living Room/Bedroom and an en-suite Shower Room. This part of the house has previously been used as an annexe for a live-in relative but can easily be enjoyed as part of the main family accommodation.

At first floor level there are four bedrooms, the Master benefitting from its own en-suite Shower Room and a great range of wardrobes. The Family Bathroom is of great size, being fully tiled and complete with a white suite including a bidet.

To the front of the house there is plenty of driveway parking plus the Double Garage (with electric door) and a car port. The main lawned garden is enhanced by a split level terrace while the almost 'secret' courtyard garden to the eastern side is a delightful feature.

The popular village of Healing offers a general store to meet those everyday needs, well regarded schools, the Healing Manor Hotel with adjacent public house and regular bus and train services.

All in all The Old Schoolhouse is a unique home just waiting for the right buyer - please view without delay.





# Accommodation

The accommodation comprises:-

## GROUND FLOOR

### RECEPTION HALL

A welcoming entrance area from where the spelled balustrade staircase leads via two quarter landings to the first floor. There is a central heating radiator with a decorative cover.

### SITTING ROOM

**3.66m (12'0") x 4.80m (15'9") into bay**

A lovely room with double aspect windows and a pine fireplace with a cast iron inset and a living flame gas fire. There is a central heating radiator.

### LIVING ROOM

**3.91m (12'10") x 3.66m (12'0")**

Currently presented as a bedroom and with a central heating radiator and a window looking out to the front of the house.

### DINING KITCHEN

**5.08m (16'8") x 4.17m (13'8")**

Comprehensively appointed with a range of limed oak wall and base cabinets with cream worktops incorporating a cream composite sink unit. Built-in appliances comprise an AEG oven, a 5 ring gas hob with extractor canopy above and a Sanyo microwave oven. The floor is tiled, there is ample space for a dining table and glazed double doors open to the paved courtyard garden. There is a central heating radiator.

### UTILITY ROOM

**3.05m (10'0") x 2.18m (7'2")**

A useful facility with a door leading out to the front driveway, a single drainer stainless steel sink unit, cream coloured wall and base cabinets, a wall mounted Baxi gas boiler and provision and space for freestanding appliances.

### CONSERVATORY

**2.87m (9'5") x 2.54m (8'4")**

Positioned at the end of the Reception Hall and providing a link through to the annexe accommodation. The room features a translucent roof and a central heating radiator.

### LIVING ROOM/BEDROOM

**4.52m (14'10") x 3.00m (9'10")**

A flexible room with glazed doors opening to the garden and a central heating radiator. The en-suite Shower Room allows the room to be a ground floor guest bedroom or be used by a live-in relative needing support perhaps.

### EN-SUITE SHOWER ROOM

**1.98m (6'6") x 1.37m (4'6") average**

Equipped with a white suite comprising a pedestal washbasin, a W.C. and a shower cubicle with a chrome fixed head mixer shower. There is a heated towel warmer.



RECEPTION HALL



SITTING ROOM



LIVING ROOM



DINING KITCHEN

## FIRST FLOOR

### LANDING

With a pull down ladder giving access to the Loft and a useful storage cupboard.

### BEDROOM ONE

**4.32m (14'2") x 3.17m (10'5") to front of wardrobes**

A good size bedroom featuring a range of pine wardrobes. There is a central heating radiator and a door opens to the ensuite Shower Room.

### EN-SUITE SHOWER ROOM

**1.63m (5'4") x 1.22m (4'0")**

With a classic white suite comprising a pedestal washbasin, a W.C. and a tiled shower cubicle with an Aqualisa mixer shower. There is a central heating radiator.

### BEDROOM TWO

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

Centrally positioned at the front of the house and with a central heating radiator.

### BEDROOM THREE

**3.43m (11'3") x 2.92m (9'7")**

An 'L' shaped bedroom with a central heating radiator.

### BEDROOM FOUR

**3.23m (10'7") x 2.18m (7'2")**

Currently used as a office and with a central heating radiator.

### FAMILY BATHROOM

**3.23m (10'7") x 2.57m (8'5")**

Fully tiled and with a white suite with blue trim comprising a deep whirlpool style bath set within a tiled surround a pedestal washbasin, a W.C. and a bidet. The floor is tiled and there is a central heating radiator.

### OUTSIDE

### DOUBLE GARAGE

**5.79m (19'0") x 5.66m (18'7")**

A good size double garage with double doors to the side and an electric up and over door.

### CAR PORT

A sheltered spot for parking an additional vehicle.

### OUTSIDE

To the front of the house there is a sizeable driveway which can accommodate several vehicles in addition to the parking options provided by the Garage. To the southern side there is a sizeable lawned garden enclosed by established hedgerow and trees and with a split level paved patio and terrace, perfect for outdoor entertaining. Adjacent to the Dining Kitchen at the eastern side of the house there is a delightful courtyard garden, again with split level paving and enjoying a high degree of privacy and seclusion.



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM



CONSERVATORY



## 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 Baxi gas boiler in the Utility Room and the property has the benefit of uPVC framed double glazing. 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.

## VIEWING

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



LIVING ROOM/BEDROOM



EN-SUITE SHOWER ROOM



BEDROOM FOUR



BEDROOM ONE



FAMILY BATHROOM



EN-SUITE SHOWER ROOM



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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