

MARTIN MASLIN

4 BECKHYTHE CLOSE
SCARTH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2ES



A SPLENDID DETACHED RESIDENCE OFFERING FLEXIBLE HIGH QUALITY TWO STOREY ACCOMMODATION SET WITHIN PROFESSIONAL STANDARD LANDSCAPED GARDENS APPROACHING ONE QUARTER OF AN ACRE.

£395,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Tucked away at the end of Beckhythe Close, a pretty cul-de-sac just off Grantham Avenue in Scartho, No 4 is a wonderful home set within even more wonderful gardens of immense quality. Increased in size from the original by the purchase from neighbours of two additional garden areas the almost one quarter acre grounds (subject to a survey) are really rather special with landscaping and planting schemes approaching professional standards. Viewing is an absolute treat and cannot be recommended highly enough.

The property itself offers great flexibility with the main Bedroom and a Shower Room at the ground floor level and two further Bedrooms and a second Shower Room upstairs. It has the benefit of gas central heating, uPVC framed double glazing and a security alarm and principal features include an Entrance Lobby, a combined Reception/Dining Hall from where the staircase leads off and a lovely front Lounge with a polished limestone fireplace and electric fire. The Dining Kitchen features on-trend navy blue units and quality Neff appliances and this room can accommodate dining options and space to relax if required.

A further Sitting Room leads off the Dining Kitchen and has direct access to the garden via French doors. The principal Bedroom is superbly equipped with fitted wardrobes and the adjacent sumptuously appointed main Shower Room is a special feature with its walk-in shower enclosure and high quality fittings. A useful Utility Room completes the picture of the ground floor accommodation whilst upstairs there are two charming Bedrooms one with wardrobes and the other with access to the loft space (both with Velux style windows and wardrobes or cupboards) and a cleverly created Shower Room with a white suite and blue cabinets.

Within the gardens there is a Double Garage, a Hartley Botanic High 8 greenhouse, a useful storage shed and wide expanses of manicured lawn. The shrub beds and gardens are a variety of colour and texture rarely seen in a standard domestic garden and only a leisurely stroll through the grounds will allow them to be fully appreciated.

The property is located within reasonable walking distance of Scartho village centre with its wide range of facilities and amenities and the Diana Princess of Wales Hospital is only a five minute drive away.

All in all No 4 Beckhythe Close is a unique and charming residence just waiting to be discovered by the right buyer!



Accommodation

The accommodation comprises:-

GROUND FLOOR

ENTRANCE LOBBY

With a useful storage cupboard.

RECEPTION/DINING HALL

5.18m (17'0") x 3.43m (11'3")

An elegant reception area within the property from where the staircase with spelled balustrade leads to the first floor. Amtico flooring flows from the reception/dining hall into the inner hall, utility and kitchen preparation area. There is a central heating radiator and three full height windows providing plenty of natural light.

LOUNGE

4.88m (16'0") x 3.61m (11'10")

A lovely room at the front of the house with electric flicker flame fire. There is a central heating radiator and the window provides a pleasant view down the cul-de-sac.

INNER HALL

Leading off the Reception/Dining Hall and with a shelved storage cupboard.

UTILITY ROOM

2.69m (8'10") x 1.47m (4'10")

Stylishly equipped with a range of stone coloured shaker style wall and base cabinets with speckled work surface. There is a concealed Baxi 600 gas boiler plus space for appliances and a door leads into the rear garden.

DINING KITCHEN

6.60m (21'8") x 3.66m (12'0")

A lovely room with layout options depending upon a buyers needs. The kitchen area is equipped with a range of deep navy blue wall and base cabinets with worktops incorporating a single drawer black composite sink unit. Built-in appliances comprise a Neff electric oven, a Neff microwave oven, a 4 ring gas hob with extractor fan above and a dishwasher, also there is a fitted under counter refrigerator included in the sale. A peninsular unit with brick pillar partly divides the preparation area from the sitting/dining area which itself features a full height brick fireplace and a Valor Homeflame gas fire and French doors which open to the garden. There is a central heating radiator.

SITTING ROOM

3.71m (12'2") x 3.66m (12'0")

An addition to the original property and currently used as a study and featuring French doors opening to the garden and a brick fireplace with a gas fire. There is a wall mounted electric convector heater.

BEDROOM ONE

3.96m(13'0") x 3.30m(10'10") (to front of wardrobes)

A quality bedroom equipped with a range of built-in furniture including part mirrored wardrobes, drawers and a lighting canopy. There is a central heating radiator and the window looks out to the rear garden.



RECEPTION/DINING HALL



RECEPTION/DINING HALL



LOUNGE



DINING KITCHEN

SHOWER ROOM

2.49m (8'2") x 2.24m (7'4")

Beautifully tiled and featuring a white suite comprising a larger than average rectangular shower enclosure with a twin head Aqualisa chrome mixer shower, a W.C. and a wide basin set on twin drawers. There is a walnut finish toiletry cabinet and two anthracite heated towel warmers.

FIRST FLOOR

BEDROOM TWO

5.18m (17'0") x 3.12m (10'3")

With a part sloping ceiling, a Velux window, a central heating radiator, a range of cream wardrobes and a dresser.

BEDROOM THREE

5.18m (17'0") x 3.05m (10'0")

With access to the loft space and hot water cylinder, there is a central heating radiator.

SHOWER ROOM

2.13m (7'0") x 1.52m (5'0")

Beautifully presented with blue cabinets and a white suite comprising a connected cistern W.C, a rectangular basin and a shower enclosure with a Bristan electric shower. The room features white brick laid tiles and an electric radiator.

DOUBLE GARAGE

5.74m (18'10") x 5.38m (17'8")

An excellent double garage with a side door, electric light and power and twin electric roller door to the front.

OUTSIDE

The property occupies wonderful gardens which extend in total to approaching one quarter of an acre and are presented to a professional standard. The diverse range of plants, trees and specimen shrubs is a wonder to see and any gardening enthusiast will be thrilled by the display. Within the gardens there are delightful sitting areas, a Hartley Botanic High 8 greenhouse, a screened shed and a gazebo. A sizeable block paved driveway is positioned in front of the garage and provides parking for additional vehicles.

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 radiators as detailed above connected to the Baxi 600 gas boiler in the Utility Room and the property has the benefit of mahogany finish uPVC double glazing and a security alarm system. 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.



DINING KITCHEN



DINING KITCHEN



SITTING ROOM



BEDROOM ONE



BEDROOM ONE



SHOWER ROOM



SHOWER ROOM



SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



SHOWER ROOM



OUTSIDE



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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