

# MARTIN MASLIN

57 PRINCES ROAD  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 8AW



A RARE GEM BY THE SEAFRONT, A CHARMING 1930'S SEMI-DETACHED HOUSE EXTENDED IN LATER YEARS ON A GENEROUS PLOT. FEATURING A LANDSCAPED TWO TEIR GARDEN, FORMER SILVERSMITH WORKSHOP, SUMMER HOUSE WITH COMBINED BAR AND MANY ORIGINAL FEATURES. ENJOY THE COSTAL LIFESTYLE WITH THE BEACH JUST MOMENTS FROM YOUR DOOR. VIEWING IS HIGHLY RECOMMENDED.

£289,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

## RARE GEM BY THE SEAFRONT

Situated just a stones throw from the seafront in a superb and central location, this traditional 1930s semi-detached property offers a unique blend of character, space, and a lifestyle opportunity. Set on an unusually large plot, it boasts a rich history, beautiful original features and an impressive garden haven perfect for entertaining and relaxation. It features a landscaped two tier garden and a former silversmith workshop both high and low level areas. The property offers traditional 1930s architecture full of period charm with its high ceilings, period fireplaces, stunning leaded light windows and even access to a useful cellar. A home with history, space and endless potential, perfectly blending traditional appeal with lifestyle enhancing features. This exceptional 1930s home offers far more than what meets the eye. Viewing is highly recommended.

Principal features include a striking and welcoming entrance hall where the spindled staircase rises to the first floor level. It features an original parquet floor and a modern Cloakroom with W.C. To the front is a warm and welcoming bay fronted Dining Room with a traditional atmosphere featuring a cast and tiled fireplace. Beyond is the sitting room with its feature fireplace including access to a useful cellar - an ideal space for storage or wine keeping. Spacious 'L' shaped Kitchen is both practical and well-designed displaying a range of modern grey cabinets with laminated work surfaces further complimented by a split face quartz tiled splashback. There is room for a dining table and chairs and the free-standing appliances are included. On the First floor there are three well proportioned Bedrooms being comfortable and bright and the smallest bedroom measuring (8'0") x (8'0").

There is a refurbished four piece bathroom including a walk-in double shower and large bath with mermaid boarding.

Outside the property enjoys a broad frontage with a generous block paved driveway providing valuable off road parking. Beyond the double gates a workshop with a story, once a silversmiths/printers this generous Outbuilding offers excellent potential for hobbies, home business use or further conversion - subject to planning. Within the gardens is a Summer House and combined Bar, a fantastic garden retreat ideal for social gatherings, summer evenings or a peaceful escape. Beyond a further gate leads to a very unique outdoor feature a two tier landscaped garden aware from the maddening crowds. Beautifully designed outdoor space with split level patios, decking areas and a water feature. Both perfect for entertaining and relaxing in all seasons. The seafront and coastal lifestyle with its beaches just moments from your door.

Centrally positioned within walking distance of local shops, cafes and transport links. This property is not just a home its a haven. Viewings are highly recommended to truly appreciate all on offer.





# Accommodation

## ENTRANCE PORCH

Enclosed entrance porch with tiled floor and uPVC double glazed storm doors. The original door with matching side panel and leaded lights gives direct access into the entrance hall.

## HALLWAY

4.27m (14'0") x 2.16m (7'1")

A lovely bright and inviting hallway where the balustrade and spindle staircase rises to the first floor. Featuring the original parquet floor, a radiator, coving to the ceiling and an accent adorned wall.

## CLOAKROOM

A modern cloakroom with mermaid wall panelling and white two piece suite. Comprising low flush W.C, wash hand basin and a tiled floor.

## DINING ROOM

4.60m (15'1")into bay x 3.96m (13'0")

A delightful room featuring a walk-in uPVC bay front window, with coving to the ceiling and delft rack. There is an open fire with a cast iron and tiled surround set on a tiled hearth. The room is tastefully decorated with fashionable laminate flooring and bi-fold doors opening into the sitting room.

## SITTING ROOM

5.49m (18'0")into bay x 3.58m (11'9")

A relaxing room featuring period style oak firesurround with deep fireplace recess for an electric fire. The sitting room has wall panelling, a roof light and a double glazed patio door opening onto the rear decking. Within the sitting room there is a trap door with ladder to a cellar beneath.

## BREAKFAST KITCHEN

6.25m (20'6") x 3.78m (12'5")to (8'3")

A good size kitchen enjoying a dual aspect view onto the garden. 'L' shaped in design featuring a range of high gloss charcoal grey cabinets, some with glass displays and underlighting to the units. A smart laminate work top includes a 1.5 half bowl sink with mixer taps. The Farmhouse Range double cooker is included in the sale, plumbing for an automatic washing machine and space for a tumble dryer and a dishwasher. The kitchen features a built-in larder cupboard, designer vertical radiator, space for an American fridge freezer and there is a separate walk-in boiler cupboard. The kitchen features an attractive ceramic tiled floor with kickboard lighting and further recess ceiling lighting.

## FIRST FLOOR

With a spelled balustrade and double glazed side window.

## BEDROOM ONE

3.66m (12'0") x 3.05m (10'0")extending to (12'0")

Fitted with a range of built-in wardrobes in a light veneered oak finish and has a zebrawood design floor, radiator and double glazed window.



ENTRANCE PORCH



HALLWAY



DINING ROOM



DINING ROOM



## BEDROOM TWO

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

A good sized double bedroom with laminate floor, coving to the ceiling, radiator and double glazed window.

## BEDROOM THREE

2.44m (8'0") x 2.44m (8'0")

With radiator and double glazed window.

## BATHROOM

2.39m (7'10") x 2.18m (7'2")

A good sized bathroom with white suite complemented by speckled mermaid wall boarding. Comprising a low flush W.C, vanity unit and a large walk-in double shower with electric unit. There is a double ended panel bath with mixer taps and a TV, a radiator, panelled ceiling and a double glazed window.

## OUTSIDE

The front garden has been block paved to provide valuable off-road parking, set behind an original brick wall. To the side of the driveway, double gates lead in turn to the superb and private large side and rear gardens featuring several places for relaxing. The 'side garden' features the summer house and bar with a decked area to the front, mainly laid to astroturf with access to the former brick workshop, measuring (21'0") x (17'0"). Built on a brick base with power and light, and timber cladding. We understand this was originally a silversmith and printer's workshop. A further gate leads to the 'rear' part of the garden, with split level entertaining areas, one including a water feature, external lighting and patio area and the other again featuring a decked area accessed from the sitting room. Viewing is highly recommended to appreciate all on offer.

## 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 Platinum combination central heating boiler located in the kitchen cupboard. The property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band B. The tenure is Freehold - subject to solicitors verification.

## VIEWING

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



SITTING ROOM



BEAKFAST KITCHEN



BREAKFAST KITCHEN



BEDROOM ONE





BEDROOM TWO



BATHROOM



OUTSIDE



SUMMER HOUSE BAR



SUMMER HOUSE



OUT BUILDING

**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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M619 Printed by Ravensworth Digital 0191 2303553