

MARTIN MASLIN

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CLEETHORPES
NORTH EAST LINCOLNSHIRE
DN35 0BT



AN EXCEPTIONAL FOUR BEDROOM EXTENDED FAMILY HOME FOUND IN THIS HIGHLY SOUGHT AFTER GOLDEN TRIANGLE AREA OF CLEETHORPES. OFFERING A UNIQUE COMBINATION PERIOD CHARM AND CUTTING EDGE MODERN DESIGN PERFECT FOR FAMILIES SEEKING VERSATILE LIVING IN ONE OF THE TOWNS MOST PRESTIGIOUS SETTINGS.

£475,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

An exceptional four Bedroom extended home found in the highly sought after Golden Triangle region of Cleethorpes.

Situated just a short stroll from the seafront, this stunning late 1920s semi detached home offers a unique combination of period charm and cutting edge modern design. Significantly extended in 2018 by the present owners to create a spacious fourth Bedroom and second Bathroom. This is a home perfect for family seeking stylish and versatile living in one of the towns most prestigious settings. Interior features include a charming Front Porch with spacious Entrance Hall, two elegant reception rooms, a show stopping 27' open plan Living Kitchen with high vaulted ceilings and bi-fold doors onto the garden. Four excellent size Bedrooms and two beautifully refurbished Bathrooms. Meanwhile exterior features include a south-facing landscaped rear Garden featuring designer shaped lawns, patio areas and large Garage.

Once inside this beautiful you will be greeted by an elegant and classic hallway where the staircase rises to a first floor split level landing, the stunning front Lounge is beautifully appointed with a log burning stove, custom built-in storage and plantation shutter blinds. Beyond is the fabulous 27' open plan living kitchen. This truly impressive space features underfloor heating for all year round comfort, whilst high vaulted ceilings with velux windows and bi-fold doors flood the space with natural light. There are designated dining and sitting areas ideal for family living and entertaining, whilst the kitchen displays a range of German Schuller kitchen with central island and hob, and over head extractor fan. Practically designed the kitchen includes a host of integrated appliances including two double Bosch ovens, full height fridge and freezer, dishwasher and washing machine.

Located off the kitchen is an additional open snug room offering a cosy retreat with patio doors and its own cloakroom with W.C.

On the first floor there are four excellent sized bedrooms including a stunning principal bedroom with built-in triple wardrobes by Haagenses wall panelling and plantation shutting blinds. In addition there are two beautifully refurbished bathrooms, including a stylish modern family bathroom complete with free-standing bath, corner shower and vanity unit. The second shower room includes an impressive stylish walk-in modern double glass panelled shower and slimline vanity unit.

The property benefits from a recently installed gas central heating boiler, uPVC double glazing and fitted security alarm. The property occupies a broad frontage with an attractive wall and railed front garden with a double width valuable driveway to a large garage. In the Agents opinion the rear garden with its south-facing aspect and landscaped garden forms one of the main attractions of this beautiful home. Ideal to enjoy the sunshine all day featuring an Indian style paved patio with designer shaped lawns and sheltered pergola providing a covered area in one corner. The gardens are both colourful and sheltered providing the ideal sun trap.

A location to love found in the heart of Cleethorpes, this home is a rear gem combining seaside living with luxurious comfort. Schools, shops, cafes and the promenade are within easy reach making it perfect for families and professionals alike. Don't miss this great opportunity to view! Contact the Agents for an appointment.



Accommodation

ENTRANCE PORCH

The property is accessed via an ornate brick arch entrance porch with tiled step and original front door.

ENTRANCE HALL

3.35m (11'0") extending to 5.11m (16'9")x(6'10")

A lovely inviting hallway where the original spindle staircase rises to a first floor split level landing. Featuring a striking tiled floor with an understairs storage cupboard, traditional radiator and coving to the ceiling.

FAMILY LOUNGE

5.23m (17'2")into bay x 4.39m (14'5")

A lovely front lounge with walk-in uPVC bay window fitted with plantation shutters. Beautifully decorated in pastel colours with accent adorned walls further complimented by bespoke built-in storage cupboards. The focal point a recessed fireplace housing a cast iron log burning stove with an attractive over mantel. The room enjoys a high plaster molded ceiling with coving, picture rail and two column radiators. Further half glazed doors open into the sitting area of the kitchen.

SNUG

6.35m (20'10") x 2.57m (8'5")

A relaxing room open plan to the kitchen with built-in bespoke storage cupboards and pelmet lighting. It has a double glazed window and further French patio doors giving views and access into the garden. There is an engineered oak floor continued into the downstairs cloakroom.

CLOAKROOM

A modern cloakroom with built-in furniture featuring a semi recess wash hand basin, with back to the wall push button W.C, tiling to dado height and an LED mirror.

LIVING DINING KITCHEN

8.41m (27'7") x 6.55m (21'6")maximum

A stunning living and dining kitchen forming the heart of this wonderful home, featuring a high vaulted ceiling with velux room lights and bi-fold doors allowing natural light from the garden and beyond. Cleverly designed with designated seating and dining areas including a carpeted relaxing sitting area with fireplace and plaster moulded ceiling and an adjoining dining area with built-in bench seating. The modern German Shuller kitchen in a stone grey finish features a range of shaker style cabinets with deck wash worktops and a 2.3 metre island. Built-in appliances include a five ring wok style hob with designer overhead extractor fan, two eye level Bosch ovens, built-in dishwasher, integrated washer dryer and overhead microwave. There is a ceramic 1.5 half bowl Blanco sink with mixer tap unit and matching upstands, it has underfloor heating to the kitchen dining sitting and snug area and further side roof lighting.



ENTRANCE PORCH



ENTRANCE HALL



FAMILY LOUNGE



SNUG

FIRST FLOOR

A split level landing serves four bedrooms and two bathrooms.

PRINCIPAL BEDROOM ONE

4.27m (14'0") x 4.04m (13'3") to chimney breast

Beautifully decorated bedroom with built-in triple wardrobes by Haagensens complimented by wall panelling, column radiator and double glazed window with fitted plantation shutter blinds.

BEDROOM TWO

4.14m (13'7") x 4.17m (13'8")

Another lovely double bedroom with built-in triple wardrobe, open chimney breast and designer column radiator. There is access to a large boarded loft space with power and light and pull down ladder and a double glazed window overlooking the rear garden.

BEDROOM THREE

3.35m (11'0") x 2.44m (8'0")

A good size single bedroom with coving to the ceiling, designer radiator and double glazed window.

BEDROOM FOUR

3.25m (10'8") x 2.54m (8'4")

Another good sized bedroom with built-in tailored wardrobes, skylight window and further double glazed rear window.

FAMILY BATHROOM

2.67m (8'9") x 2.08m (6'10")

A lovely modern refurbished family bathroom featuring a free-standing double ended bath with separate tap filter, vanity unit with pillar tap, low flush W.C and additional glass tiled shower cubicle with drencher head. It has panelling to dado height, column radiator, recessed lights and double glazed window.

SHOWER ROOM

2.54m (8'4") x 2.16m (7'1")

Another superb refurbished shower room, with a walk-in designer glass panelled shower and drencher head, large designer vanity unit with pillar taps and tiled splashback and separate W.C. It has a skylight window and further double glazed front window.

OUTSIDE

The property occupies a broad frontage with double width set paved driveway and an attached converted garage with two up and over doors. The front garden is paved for ease of maintenance complimented by an ornate brick and wrought iron railed boundary line. In the Agents opinion the rear garden forms one of the main attractions enjoying a particularly lovely south-facing aspect providing the ideal sun trap. The gardens are beautifully landscaped with attractive Indian stone raised patios, shaped lawned gardens interspersed by brick edging and gravel borders ensuring low maintenance. There is a shaded pergola in one corner, with a colourful array of planting providing a cool shaded area. The gardens are screened by close boarded fencing brick wall ensuring privacy for the present owners.



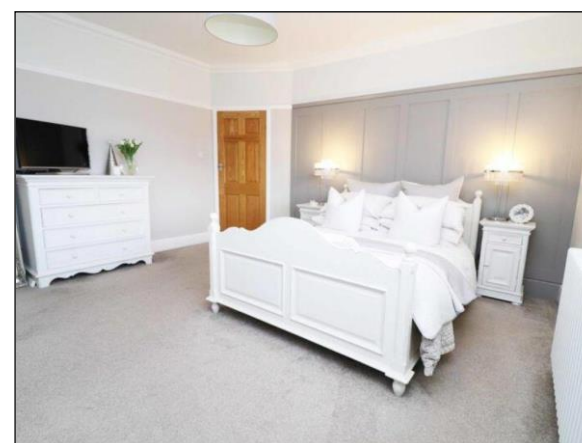
CLOAKROOM



LIVING DINING KITCHEN



LIVING DINING KITCHEN



PRINCIPAL BEDROOM ONE

GARAGE

5.28m (17'4") x 2.57m (8'5")widening to (8'1")

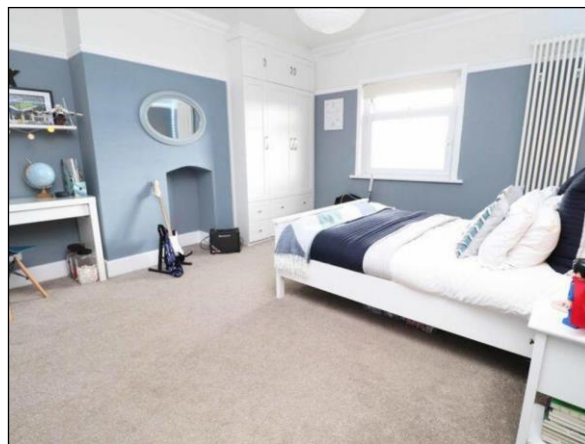
An 'L' shaped garage with power and light, gas central heating boiler and twin up and over doors. It has further double security uPVC doors onto the rear garden.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal Vogue Max Combi 40 gas central heating boiler installed February 2025. 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 C. The tenure is Freehold - subject to solicitors verification.

VIEWING

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



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



FAMILY BATHROOM



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.

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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