

# MARTIN MASLIN

**10 PLUMTREE LANE  
NORTH THORESBY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 5QH**



A STUNNING DETACHED FAMILY HOME BEAUTIFULLY RE-DESIGNED AND UPDATED WITH MANY HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT. OFFERING FLEXIBLE ACCOMMODATION INCLUDING TWO RECEPTION ROOMS, A STUNNING KITCHEN, THREE/FOUR BEDROOMS AND TWO MODERN SHOWER ROOMS. VIEWING IS HIGHLY RECOMMENDED.

**£325,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Welcome to this stunning detached family home, forming part of a quiet cul-de-sac lying off Station Road close to the heart of the village square. Over the past three years the current owners have remodelled and furnished the property into the first class home it is today.

Leaving no stone unturned, offering flexible accommodation including a large Entrance Hall with a spectacular bespoke staircase, two Reception rooms, a stunning open plan Living Kitchen with dining area, a modern Lounge with built-in media wall, three/four Bedrooms and two modern Shower Rooms. The outside space has also been accounted for displaying a lovely porcelain patio with new laid turf to the rear garden, whilst the front is approached by a double gates onto a generous driveway with garage beyond.

Key features include a spacious Hallway providing a warm welcome into the home setting the tone of the elegance within. Featuring a bespoke American Ash open tread staircase in a fusion style with glass panelling and chrome finishing, creating the WOW factor for any new visitor. Located off the hall is a newly designed Cloakroom with vanity unit and W.C. Across the hallway the lounge features a built-in media wall with provision for a TV and fitted with a Eco-reflex electric fire.

A modern Living Dining Kitchen extending to 22'0" in length forms the hub of this wonderful home designed in a Midnight Blue finish with complimentary worksurfaces incorporating a breakfast bar and sink with tap and a high end range of Zanussi appliances are all included.

There are four Bedrooms including a ground floor Principal Bedroom with Ensuite Shower Room and a further ground floor bedroom currently used as a home office. Upstairs there are two further excellent sized Bedrooms and a modern Shower Room with walk-in designer shower.

The outdoor space has been landscaped including a stunning porcelain patio with new laid turf to the rear whilst the front garden features a generous stone gravel driveway accessed through double gates in turn to the garage.

The property is perfectly located for the local shops and primary schools and is directly in the middle of two pubs close to the village surgery and also lies in the catchment for senior schools of good repute. Don't miss this great opportunity to purchase a lovely home in one of the most sought after Lincolnshire villages.





# Accommodation

## FRONT ENTRANCE

A smart composite front door with matching glazed side panel leading directly into the entrance hall.

## ENTRANCE HALL

**6.22m (20'5") x 1.78m (5'10")**

A lovely spacious hallway great for greeting guests featuring a bespoke American Ash open tread Fusion style staircase with glass and chrome edge finish. The hall features a fashionable laminate floor with a radiator.

## CLOAKROOM

A modern cloakroom with white two-piece suite comprising close cupboard W.C, corner wash hand basin with pedestal tap and a chrome heater towel rail.

## FAMILY LOUNGE

**5.13m (16'10") x 3.56m (11'8")**

A modern and well presented room featuring a built-in media wall with recess for a TV and Eco-reflex electric inset living flame fire. There is a fashionable laminate floor, radiator and a uPVC double glazed front window.

## LIVING KITCHEN

**6.71m (22'0") x 3.28m (10'9") widening to (10'10")**

A superb designed kitchen in a dark Midnight Blue finish, complimented by smart white hard resin work tops incorporating a breakfast bar and 1.5 bowl sink with tap. A host of top end Zanussi appliances include a double fan assisted eye level ovens, built-in corner larder cupboard, split level integrated fridge and freezer, induction hob with overhead extractor fan. There is also a pull out larder wall, dishwasher and built-in pull out spice rack. The kitchen also features underlighting to the units, designer radiator and double glazed window allowing natural light. A modern grey laminate floor flows through to a pleasant dining area with space for table and chairs, where French uPVC patio doors give views and access onto the outside patio and gardens.

## UTILITY ROOM

**2.34m (7'8") x 1.68m (5'6")**

Situated off the kitchen with a useful worktop, and plumbing for washing machine beneath. There is a built in storage cupboard, radiator and double glazed exterior door.

## BEDROOM ONE – GROUND FLOOR

**3.58m (11'9") x 3.35m (11'0")**

A lovely bedroom with designer radiator and double glazed window overlooking the rear garden.

## ENSUITE SHOWER ROOM

A modern shower room with white two piece suite comprising low flush W.C, vanity wash hand basin and single shower with thermostatic unit and drencher head. There is a chrome heater towel rail and a double glazed window.



ENTRANCE HALL



CLOAKROOM



FAMILY LOUNGE



LIVING KITCHEN

## **BEDROOM TWO – GROUND FLOOR**

**3.58m (11'9") x 3.28m (10'9")**

A versatile room currently used as a home office with a radiator, laminate floor and uPVC double glazed front window.

## **FIRST FLOOR**

A large walk-in airing cupboard housing an unvented tank with pressured system and gas central heating boiler.

## **BEDROOM THREE**

**4.04m (13'3") x 3.66m (12'0")**

A superb bedroom, beautifully decorated in pastel colours. Featuring two built-in wardrobes, a radiator and a double glazed window overlooking the front garden.

## **BEDROOM FOUR**

**4.75m (15'7") x 2.74m (9'0")**

Another good sized bedroom with built-in storage cupboard, radiator and uPVC double glazed rear window.

## **SHOWER ROOM**

**2.62m (8'7") x 2.06m (6'9")**

Featuring a walk-in designer glass panelled shower with mermaid boarding and drencher head. With a low flush W.C, a slimline vanity unit, wash hand basin and mirror above, chrome heater towel rail and uPVC double glazed rear window.

## **OUTSIDE**

No 10 occupies a prominent position along Plumtree Lane enjoying a wide frontage screened by new fencing and double gates leading to a generous gravel driveway. Further security side gates open into an extra drive and garage beyond. The front gardens are mainly lawned, with a stone edge border, plants and shrubs and an additional side garden. To the rear is a lovely garden with new grass turf and a stunning porcelain patio ideal for entertaining.

## **GENERAL INFORMATION**

Water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. The property has an oil fire central heating with a submerge tank in the front garden, radiators are connected to the boiler situated in the landing cupboard. The property has the benefit of uPVC framed double glazing, and falls within the jurisdiction of the East Lindsey District Council. The Council Tax Band is A and the tenure of Freehold - subject to solicitors verification.

## **VIEWING**

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



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN





BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



ENSUITE SHOWER ROOM



SHOWER ROOM



FRONT GARDEN



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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