

MARTIN MASLIN

8 THOMPSON ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4HN



A SUPERB DETACHED FAMILY HOME FOUND ON THIS SOUGHT AFTER DEVELOPMENT IN NEW WALTHAM. PROVIDING HIGH QUALITY FINISHES THROUGHOUT, INCLUDING THREE RECEPTION ROOMS, A SUPERB LIVING KITCHEN, FOUR EXCELLENT BEDROOMS AND THREE BATHROOMS. ENJOYING A LOVELY SOUTH-FACING ENCLOSED PRIVATE GARDEN WITH GARAGE BEYOND.

£345,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

A superb detached family home situated on this sought after development locally known as The Renaissance, lying just off Humberston Avenue. The accommodation is thoughtfully designed across both the ground and first floor levels ensuring space, and comfort in equal measure, providing a high quality finish throughout. Recently decorated in fashionable colours, the interior features oak flooring with smart interior doors and fitted window blinds made to measure. Note worthy features include a refurbished Kitchen in a light Dove Grey finish with centre island, three good sized Reception rooms, four Bedrooms and three Bathrooms including a stunning Ensuite Shower Room to the Principal Bedroom. Outside there is a lovely landscaped rear garden featuring an Indian sandstone patio with an artificial lawn, enjoying a valuable south-facing aspect ideal for entertaining friends and family.

The accommodation includes a welcoming Hallway, a bright and spacious Entrance where the dog leg staircase rises to the first floor galleried landing setting a tone for the rest of the house. In the hallway is a Cloakroom with W.C and an additional large cloaks cupboard. Located off the hallway are three Reception rooms. The superb Lounge extending across the full width of the house with French doors opening onto the delightful patio, a good size Dining Room currently used as a Play Room and an additional Study for home working. Undoubtedly the Living Kitchen forms one of the main attractions of the home extending to 18ft in length with its full height glass windows and patio doors providing natural light. Refurbished with a range of modern shaker cabinets in a Dove Grey finish with matching centre island and built-in appliances. Beyond is a further useful Utility Room with an additional sink.

On the first floor is a spelled balustrade creating a large spacious landing. There are four excellent Bedrooms including the Principal suite with a luxury ensuite shower room complete with a floating twin hand basin and a walk-in glass panel designer shower. The second guest bedroom also features a private ensuite bathroom and open wardrobe space. In addition the principal family bathroom is also well designed with high end fittings.

Outside there is an attached brick garage with electric roller door, car parking space and shared driveway to the side. As mentioned the south-facing rear garden is an absolute delight, a sun drenched retreat with Indian sandstone patio, artificial lawn perfect for entertaining. An excellent family home with deceptive proportions found on this popular development.

Contact us now to arrange your viewing.



Accommodation

ENTRANCE

A smart composite front door leads directly into the entrance hall.

ENTRANCE HALL

6.17m (20'3") x 3.00m (9'10")narrowing to (6'4")

A lovely inviting hallway where the dog leg staircase leads up to a superb and spacious first floor galleried landing. The majority of the ground floor areas enjoy a beautiful oak polished floor with matching interior doors. There is a large useful storage cupboard, radiator and uPVC window.

CLOAKROOM

A modern cloakroom with white two piece suite comprising low flush W.C, pedestal wash hand basin, tiled splashback and radiator. There is a ceramic tiled floor and double glazed window.

LOUNGE

A superb room accessed via double doors from the hallway into this spacious lounge extending across the width of the house. Tastefully decorated in modern two tone colours with a fashionable wood floor, two radiators, a uPVC double glazed window and French patio style doors opening onto the rear garden.

DINING ROOM/PLAY ROOM

3.96m (13'0") x 2.92m (9'7")

A good size room facing the front with radiator and dual aspect windows.

STUDY

2.87m (9'5") x 2.03m (6'8")

A useful study with modern oak flooring, with radiator and uPVC window.

KITCHEN

5.49m (18'0") x 3.81m (12'6")

A modern and smart refurbished kitchen featuring a range of light Dove Grey base and wall mounted units with small centre island. Complimentary worksurfaces incorporate and stainless steel 1.5 bowl sink with mixer taps and matching upstands. Built-in appliances include a four ring gas hob with an overhead extractor fan and light, single Zanussi fan assisted oven and grill and a built-in dishwasher. There is underlighting to the units, two double glazed side windows and French uPVC patio doors giving views and access onto the superb rear landscaped garden. A ceramic tiled floor continues through into the utility room.

UTILITY ROOM

2.69m (8'10") x 1.52m (5'0")

A good size utility room well equipped with a stainless steel sink, with plumbing for washing machine and tumble dryer, and space for an American fridge. There is a ceramic tile floor with a uPVC double glazed window and further double glazed door onto the garden.



ENTRANCE



ENTRANCE HALL



CLOAKROOM



LOUNGE

LANDING

4.27m (14'0") x 2.74m (9'0")

A bright and spacious galleried landing with spelled balustrade and a radiator. There is access to a boarded loft space and a built-in airing cupboard with an unvented tank and pressurised system.

PRINCIPAL BEDROOM ONE

3.66m (12'0") x 3.76m (12'4") to wardrobes (14'5")

A large double bedroom facing the front with a radiator and fitted modern wardrobes with sliding mirrored doors.

ENSUITE SHOWER ROOM

3.66m (12'0") x 1.68m (5'6")

A superb ensuite, beautifully refurbished by the present owners featuring a floating double vanity unit with his and hers wash hand basin and pillar taps, separate W.C, and a large walk-in designer glass panelled shower with drencher head and hand held unit. Part tiled with a light grey floor, chrome heater towel rail, recess lighting and a large wall mirror.

BEDROOM TWO

3.84m (12'7") x 3.68m (12'1") extending to (18'0")

An excellent guest bedroom with its own private dressing room and ensuite bathroom. Tastefully decorated with a radiator and uPVC double glazed side window.

DRESSING ROOM

With space for freestanding wardrobes, radiator and uPVC double glazed rear window.

ENSUITE BATHROOM

A white bathroom suite comprising low flush W.C, pedestal wash hand basin and panelled bath with tiled wall surround. It has a thermostatic shower with glass screen, radiator and an extractor fan.

BEDROOM THREE

3.35m (11'0") x 2.64m (8'8")

A good sized bedroom with radiator and uPVC double glazed front window.

BEDROOM FOUR

3.35m (11'0") x 2.57m (8'5")

Another excellent sized bedroom currently used for home study with radiator and uPVC double glazed window.

FAMILY BATHROOM

2.36m (7'9") x 1.68m (5'6")

A modern bathroom suite in white comprising close coupled W.C, pedestal wash hand basin and panelled bath with tile wall surround and thermostatic shower. There is a glass screen with recess lighting, extractor fan, radiator and ceramic tiled floor.

OUTSIDE

To the side of the house, a paved driveway provides a right of way which leads in turn to the garage at the rear.

GARAGE

5.18m (17'0") x 2.74m (9'0")

With power and light and electric roller door.



DINING ROOM/PLAY ROOM



KITCHEN



KITCHEN



LANDING

OUTSIDE

The rear garden enjoys its own enclosed private setting, professionally landscaped for ease of maintenance featuring an Indian sandstone patio with raised artificial lawn and gravelled borders, screened by fencing and the garage wall creating an ideal sun trap perfect for entertaining friends and family.

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 Baxi 800 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 F. The tenure is Freehold - subject to solicitors verification.

VIEWING

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



PRINCIPAL BEDROOM ONE



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM TWO ENSUITE BATHROOM



BEDROOM THREE



BEDROOM FOUR



FAMILY BATHROOM



FAMILY BATHROOM



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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