

MARTIN MASLIN

14 ODERIN DRIVE
NEW WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4GJ



A truly special home, nestled in a peaceful setting backing directly onto a small woodland.

Set in beautiful landscaped Gardens with designated patios, high calibre finishes and spacious interiors, with quality craftsmanship throughout. Home to the same owners since it was built, this beautiful home features solid wood floors, a sleek modern Kitchen, a refurbished Cloakroom W.C, a fabulous Garden Room with high vaulted ceiling, bespoke fitted wardrobes and a smart sett Driveway. The accommodation includes a lovely Hallway with a polished staircase, a stylish Cloakroom/W.C, an excellent sized Family Lounge and a modern shaker style Kitchen with quartz tops and range of high end appliances. Beyond there is a Dining Room which extends into a fabulous Garden Room boasting a high vaulted ceiling overlooking the Garden. Upstairs there are three generous Bedrooms and a fully tiled Bathroom with shower cubicle. Meticulously designed outdoor haven with shaped lawns with relaxing patio areas combined with water features perfect for al-fresco entertaining. Viewing is highly recommended, a rare opportunity not to be missed!

£307,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE PORCH

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

ENTRANCE HALLWAY

4.88m (16'0") x 2.13m (7'0")

A spacious hallway featuring a solid wood floor, where the polished balustrade spindle staircase leads to the first floor. It has a useful cupboard under the stairs, a radiator with fretted cover and coving to the ceiling.

CLOAKROOM

A modern, refurbished cloakroom with cream high gloss built-in furniture, featuring a back to the wall push button W.C, slim line vanity unit with pillar tap and chrome heated towel rail. Fully tiled with a double glazed window to the side.

LOUNGE

5.51m (18'1") into bay x 3.66m (12'0")

An impeccable lounge, beautifully decorated featuring a solid oak traditional fire surround with detailed marble inlay and hearth housing a living flame gas fire. Decorated in pastel colours with radiator, coving to the ceiling and a uPVC double glazed window.

KITCHEN

3.66m (12'0") x 2.92m (9'7")

A top quality fitted kitchen in a shaker style stone finish. Featuring quartz worktops incorporating a Villeroy and Bosch designer sink with chrome Swan Head tap mixer, matching upstands and tiling to walls. Well equipped with a host of quality appliances including a split level fridge and freezer, built-in dishwasher, freestanding Range Master Encore deluxe cooker with over head matching extractor fan and light. There is plumbing for an automatic washing machine, built-in wine rack and Amtico tiled floor. There is a radiator and a uPVC double glazed rear window.

DINING ROOM

3.61m (11'10") x 2.79m (9'2") extending to (26'0")

The dining room is nicely positioned just off the kitchen with room for freestanding furniture. It has coving to the ceiling, a radiator and a solid wood floor flowing effortlessly through into the garden room.

GARDEN ROOM

A stunning high vaulted garden room with decorative beamed ceiling, lighting and uPVC windows overlooking the gardens. There is a radiator and French double glazed doors giving views and access onto the outside.

FIRST FLOOR

LANDING

3.07m (10'1") x 2.18m (7'2")

A spacious landing with polished balustrade, coving to the ceiling and a uPVC double glazed side window. With access to the loft space.



ENTRANCE HALLWAY



LOUNGE



KITCHEN



DINING ROOM

BEDROOM ONE

4.75m (15'7") x 3.17m (10'5")

A lovely size double bedroom facing the front, tastefully decorated with radiator and uPVC window.

BEDROOM TWO

3.73m (12'3") x 2.90m (9'6") to wardrobes

Another good size bedroom overlooking the rear garden. Fitted with built-in bespoke wardrobes, featuring oak sliding doors and further airing cupboard housing the boiler with shelves. Well decorated with radiator and uPVC window.

BEDROOM THREE

2.92m (9'7") x 2.62m (8'7")

With a radiator, fitted cupboard and a double glazed window to the front elevation.

BATHROOM

2.34m (7'8") x 2.16m (7'1")

A fully tiled bathroom featuring a white Ideal Standard suite. Comprising close coupled W.C, scalloped wash hand basin and panelled bath. It has an additional single shower cubicle with electric unit, in a smart chrome and glass finish. There is a chrome heater towel rail and double glazed rear window.

GARAGE

5.38m (17'8") x 2.90m (9'6")

An attached garage with power and light and up and over door.

GARDENS

The front garden has been professionally landscaped designed for ease of maintenance, featuring sculptured specimen trees, slate chippings and a sett driveway leading through raw wrought iron gates leading in turn to the garage. In the Agents opinion the rear garden certainly forms the 'WOW' factor. A lovely private and sunny rear garden backing onto a wooded area creating a delightful back drop. The gardens have been lovingly designed featuring a large corner patio creating the perfect place for relaxing with water features, specimen shrubs and shaped lawned areas. Enjoy interrupted privacy and serenity with your own private woodland backdrop, a rear and enchanting feature that brings nature to your doorstep. To the side of the house there is a utility garden perfect for storage with timber shed and greenhouse.

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 Combination Boiler located in Bedroom Two. 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.



GARDEN ROOM



LANDING



BEDROOM ONE



BEDROOM TWO

VIEWING

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



BEDROOM THREE



BATHROOM



GARDENS



GARDENS



GARDENS

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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