

MARTIN MASLIN

THE BEECHES, SOUTH STREET
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8HE



A TRULY MAGNIFICENT FAMILY HOME, NESTLING CLOSE TO THE LOCAL CHURCH IN THIS CHARMING OLD PART OF THE VILLAGE. SET WITHIN SURPRISINGLY LARGE GARDENS APPROACHING 0.41 OF AN ACRE INCLUDING A DETACHED DOUBLE GARAGE WITH ADJOINING OUTBUILDINGS INCLUDING A WORKSHOP, TACKROOM, UTILITY AND STABLE. A RARE OPPURTUNITY WITH NO CHAIN.

£450,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Welcome to The Beeches a timeless-bay fronted residence within the charming old part of the village and nestled close to the local Church. The Beeches is a truly magnificent detached family home which is admired by many in the village. Resting proudly within 0.41 acres of beautiful landscaped grounds, offering privacy, space and elegance in equal measure. Over the past 35 years the present owners have restored and beautifully updated their home by updating the kitchen with granite worktops, adding a conservatory overlooking the garden and converting a bathroom into a superb principal bedroom with its own private ensuite shower room. The interior has been recently decorated and stunning bespoke wardrobes have been added by Haagenses of Grimsby. A rare opportunity to grace the market offered with no chain for ease of purchase and viewing is highly recommended to appreciate all on offer.

The principal accommodation includes an entrance porch which opens directly into the spacious hallway where a graceful return staircase leads to a stunning traditional landing. This space sets the tone for the rest of the home, a characterful, light filled and impeccably maintained property. On the ground floor you'll find a utility/cloakroom. There are three excellent reception rooms to choose from, including a formal dining room with its dual aspect views onto the garden and driveway ideal for entertaining. Across the hall a bright and inviting lounge awaits with a deep bay and charming feature fireplace. Beyond glazed doors open into an impressive family room, measuring 24'0" x 18'4" formerly built as a snooker room, with patio doors now framing beautiful views of the rear garden. From here a glazed door leads into a wonderful country style kitchen boasting a range

of light oak fronted shaker style cabinets with granite worktops, built in appliances and ample space for dining. Beyond is a conservatory added just 10 years ago, which features an anti-glare roof and panoramic garden views for your own private retreat.

The upper floor is as impressive as the ground floor, featuring four excellent sized bedrooms with a principal suite which now includes a private ensuite shower room and serene views over the garden. The second bedroom is equally as impressive with its fitted bespoke wardrobes by Haagenses of Grimsby, equalling the principal suite. In addition, there is a generous sized family bathroom complete with shower enclosure, built in furniture and luxurious double ended bath. The property is set within exceptional grounds that make the most of outdoor living at its finest. Approached by an in out horseshoe driveway offering easy access and ample off road parking, there is a detached double garage with electric door with adjoining buildings including a utility with toilet, a tack room/workshop and a modern style stable with partition. The rear garden extends to 92'0" in length featuring expansive patio areas ideal for summer entertaining, a charming summerhouse for quiet moments and relaxation, and a hidden orchard set behind a brick wall boundary accessed through gated archways are perfect for exploration with its vegetable plot and greenhouse. The gardens enjoy mature trees which provide a much needed shade during the summer months. The Beeches is a great home of caliber setting the tone for the area with presence, history and heart for those fortunate to live within.

The village of Keelby has a good range of local shops and amenities, with two pubs, a takeaway, a Co-Op, a primary school and an excellent sports centre on the edge of the village. Arrange your private viewing today and experience The Beeches for yourself. This property is EPC rated D



Accommodation

ACCOMODATION

A two toned uPVC double glazed front entrance door, which leads directly into the hallway.

HALLWAY

6.40m (21'0") x 2.13m (7'0")

A lovely and spacious hallway with a dog leg spindle staircase which rises to a superb first floor galleried landing. Featuring a solid wood floor with a double glazed side window, useful understairs storage cupboard and radiator with fretted cover.

CLOAKROOM

A large cloakroom/utility room with solid wood floor. Featuring a traditional white suite, comprising low flush W/C, pedestal wash hand basin, and separate utility area with plumbing for a washing machine, and a consealed boiler. There is a double glazed side window.

DINING ROOM

6.55m (21'6") x 3.35m (11'0")

Large formal dining room with dual aspect windows. featuring an egg and dart ceiling cornice, deep skirting boards, three radiators and a uPVC double glazed bay window.

LOUNGE

7.67m (25'2") x 3.66m (12'0")

A charming front sitting room featuring a period twin columned fireplace with marble inlay and hearth, housing an electric fire which is flanked by two illuminated wall leashes. It has a traditional egg and dart ceiling cornice with plastered ceiling, three radiators and a uPVC double glazed bay window. Further glazed doors at one end open into the family room.

FAMILY ROOM

7.32m (24'0") x 5.59m (18'4")

Originally built as a snooker room, now a fabulous and spacious room ideal for entertaining with full height sliding patio doors giving views and access onto the rear garden. It features a marble place housing a living flame gas fire with two double glazed side windows, an egg and dart ceiling cornice and radiator. There is a double glazed door leading into the conservatory and further glazed door into the kitchen.

KITCHEN

5.44m (17'10") x 4.37m (14'4")

An excellent sized kitchen featuring a range of premium light oak shaker style cabinets, some with illuminated glass displays. Complimentary granite worktops provide plenty of preparation area, incorporating a one and a half bowl sink with mixer taps and matching upstands. Decorative beams create a country theme with high ceilings and a ceramic tiled floor. Quality appliances include a freestanding Range Master cooker, an integrated fridge, a wine cooler and plumbing for a dishwasher. There is space for a small table and chairs ideal for dining, uPVC double glazed rear window and further double glazed door leading into the conservatory.



HALLWAY



CLOAKROOM



DINING ROOM



DINING ROOM

CONSERVATORY

4.88m (16'0") x 2.49m (8'2")

A lovely addition to the main house, added approximately 10 years ago. Built on a brick base and perfectly positioned with low panoramic windows overlooking the gardens, with two sets of patio doors and an anti-glare roof.

FIRST FLOOR LEVEL LANDING

4.57m (15'0") x 2.26m (7'5")

A beautiful traditional landing with a spelled balustrade and oak handrail. Tastefully decorated in pastel colours with a radiator and a uPVC double glazed front window. There is access to the loft space and all rooms lead directly as follows.

PRINCIPAL BEDROOM ONE

4.27m (14'0") x 2.74m (9'0") extending to (15'7")

Forming an 'L' shape with built in wardrobes and quality furniture fitted by Haagenses. A lovely well decorated bedroom with two radiators and two uPVC windows, enjoying views onto the superb large gardens below.

ENSUITE SHOWER ROOM

2.74m (9'0") x 1.04m (3'5")

Part tiled with a white suite comprising; low flush W/C, pedestal wash hand basin, and a walk in shower with aqualisa thermostatic unit.

BEDROOM TWO

4.06m (13'4") x 3.61m (11'10")

Another excellent bedroom with a range of quality built in furniture by Haagenses including, multi chest of drawers, wardrobes, mirrored door fronts and matching bedside tables. A lovely sized second bedroom with a radiator and a walk in feature uPVC bay window.

BEDROOM THREE

4.06m (13'4") x 3.61m (11'10")

Another charming bedroom with a deep uPVC bay window overlooking the front garden and driveway. Tastefully decorated with a columned radiator.

BEDROOM FOUR

3.66m (12'0") x 3.35m (11'0")

A generous bedroom with a uPVC window overlooking the rear garden. There is a range of built in wardrobes and radiators.

BATHROOM

3.35m (11'0") x 2.34m (7'8")

A superb large principal bathroom attractively tiled to dado height featuring a white suite with built in light oak furniture. Featuring a built in vanity sink with a chrome pillar tap and overhead mirrored vanity unit, separate W/C, and a large double ended paneled bath. There is an additional large tiled walk in shower with a thermostatic unit and pivot opening door in a smart chrome finish. In addition, there is a large built in storage cupboard, vinyl floors, radiator and uPVC double glazed window.

DOUBLE DETACHED BRICK GARAGE

4.98m (16'4") x 5.49m (18'0")

With power and light, electric folding door and courtesy side door.



LOUNGE



LOUNGE



FAMILY ROOM



KITCHEN

OUTSIDE

The property stands within extensive grounds, approaching 0.41 of an acre, found in this sought after part of the village fronting onto South Street. Approached via a large in out horseshoe driveway with two five-bar gates providing plenty of parking leading in turn to the garage. The front garden is screened by a wall and hedgerows, with mature trees creating additional privacy. In the agents opinion this is a home with history, space and endless potential, perfectly blending traditional appeal with lifestyle, featuring a fabulous rear garden and outbuildings.

TACK ROOM

4.27m (14'0") x 2.34m (7'8")

Including a sink and separate toilet.

WORKSHOP

5.18m (17'0") x 3.35m (11'0")

With power and light, and has its own personal door.

STABLE

4.57m (15'0") x 3.96m (13'0")

A modern stable with partitioned area, power and light and a personal door.

REAR GARDENS

Surprisingly the rear garden extends to 92'0" in length from the conservatory, a beautiful established garden, divided in two by a gated wall boundary. A large patio spans the rear of the house leading directly off the kitchen and family room, providing the ideal place for relaxing and entertaining. An enclosed generous garden beyond provides various seating and patio areas with a corner rockery and a summer house ideally located in one corner with power and light. Beyond the mortimed gates is a sizeable lawned garden with well established plants and shrubs, with fencing to the perimeters. Meanwhile the mature trees in the gardens ensure valuable shade in the summer months.

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 of radiators as detailed above, connected to the Worcester bosch green star boiler situated in the utility room which is a benefit of uPVC double framed glazing. The Local authority is the West Lindsey District Council, the property is in the Council Tax Band G. The tenure is Freehold subject to the Solicitors verification.

VIEWINGS

Strictly via appointment through the agents on Grimsby 311000, a video walkthrough tour can be seen on Rightmove and the Martin Maslin Website.

LOCATION AND AMMENITIES

The Beeches is situated on South Street in this established part of the village, close to the local church. The property is within walking distance of local shops and amenities and is in the catchment for schools of good repute.



CONSERVATORY



FIRST FLOOR LEVEL LANDING



PRINCIPAL BEDROOM ONE



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



BATHROOM



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.

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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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