

MARTIN MASLIN

'PETALI' 17 STATION ROAD
HEALING
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7LX



A ONE IN A MILLION HOME IN THIS SOUGHT AFTER VILLAGE LIKE NO OTHER. SET WITHIN TRULY EXCEPTIONAL LANDSCAPED GARDENS INCLUDING LARGE WORKSHOP, INSULATED HOT TUB HOUSE, GARDEN ROOM AND GAZEBO ALL CREATING UNDENIABLE AN WOW FACTOR. VIEWING IS HIGHLY RECOMMENDED. EPC RATED C.

£285,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Petali Station Road is a one in a million home in this popular village like no other. Set within truly exceptional gardens this is more than just a home it's a lifestyle. Hidden away in the heart of this ever popular village, this unique property offers peaceful sanctuary with space, character and undeniable wow factor. The house itself has been sympathetically extended over the years, blending space with comfort, including a welcoming Entrance Porch, a 20'0" Lounge complete with open plan staircase and beautiful fireplace. A stunning 'L' shaped Living Kitchen ideal for entertaining, completed with high vaulted roof line and patio doors onto the garden. The Kitchen displays a range of high gloss cabinets with built in appliances. Lying just off the Kitchen is a Snug for those quiet evenings and a Rear Lobby with convenient downstairs w.c. The sun drenched conservatory with its anti-glare roof brings the outdoor in all year round, accessed via French doors from the Kitchen. Upstairs the home offers three generously sized Bedrooms each light filled and versatile. The modern fully tiled Shower Room is both stylish and finished to a high standard, with built in furniture and a modern double walk in shower with Roman sliding door.

Approached via its own private driveway through handsome wrought iron gates leading into a generous gravelled parking area. The exterior is only the beginning of the story. Step into a garden of paradise that has been lovingly cultivated over the past 15 years by the current owners. A passion project that now offers space so beautiful even Alan Titmarsh would be proud. Stunning mature grounds are dotted with specimen trees including a rare elegant lady lace tree, an eye catching pineapple tree and palm. Wander through this botanical haven and discover a host of thoughtful outdoor editions, including a large Workshop with a cabin sauna, perfect for hobbies or relaxation. A fully insulated hot tub house ideal for unwinding (hot tub available by separate negotiation) a charming garden room with its own private decking and a further gazebo ideal for alfresco dining with barbecue area.

Whether you are an avid gardener or lover of unique outdoor spaces, this is something truly out of the ordinary and Petali is an opportunity not to be missed. Viewing strictly via appointment, contact us today to experience this hidden gem for yourself.



Accommodation

ENTRANCE

Double uPVC front storm porch doors lead to a tiled enclosed Hallway with further door opening into the Lounge.

LOUNGE

6.10m (20'0") x 3.71m (12'2") including staircase

A traditional room beautifully decorated featuring an ornate central fireplace, with horseshoe inlay to a living flame gas fire. It has a built in matching cupboard set in an arched recess with an open plan polished balustrade and spindle staircase to the first floor with a cupboard under. A relaxing room with a radiator and deep bay uPVC window overlooking the front garden and driveway.



LOUNGE

LIVING KITCHEN

6.02m (19'9") x 3.35m (11'0") plus 11'2" x 9'10"

Forming the hub of this fabulous home is a superb Dining Kitchen with breakfast area and high vaulted ceiling. Featuring solid oak wood floors flowing through the main ground floor areas. Displaying a range of high gloss handless cabinets with polished speckled worksurfaces, forming a breakfast bar peninsula. It has a Lamona sink with mixer taps and attractive brick bond style tiling to the walls and windowsill. Built in Lamona appliances include a four ring gas hob with overhead extractor fan and light, two double fan assisted ovens with grill and an integrated dishwasher. The Kitchen area has a ceramic tiled floor with double glazed window over the garden and French doors opening onto a delightful patio area.



LOUNGE

CONSERVATORY

5.03m (16'6") x 2.34m (7'8") extending to 9'7"

A super conservatory forming part of the garden with an anti glare glass roof and mirrored screen to the patio doors. It has a radiator, solid wood flooring and views onto the gardens.

SNUG/STUDY

2.84m (9'4") x 2.67m (8'9")

Located off the Kitchen, a pleasant Snug with coving to the ceiling, solid wood floor, radiator and double glazed window.



LIVING KITCHEN

REAR LOBBY

Plumbing for a washing machine and vent for tumble dryer, with a built in storage cupboard, radiator and tiled floor. It has a double glazed window and an exterior uPVC double glazed door to the garden.

SEPERATE W.C

With a low flush w.c, wash handbasin and built in extractor fan.

FIRST FLOOR LEVEL

With a polished spelled balustrade, radiator and double glazed window. There is access to the loft space. All rooms lead directly as follows.

BEDROOM ONE

4.09m (13'5") x 3.73m (12'3")

Large double Bedroom with built in useful storage cupboard. Attractively decorated with a radiator and a double glazed front window.



LIVING KITCHEN

BEDROOM TWO

3.43m (11'3") x 2.90m (9'6") extending 13x5

Well decorated with ceiling fan light, built in storage cupboard, radiator, double glazed window overlooking the rear garden.

SHOWER ROOM

2.51m (8'3") x 1.78m (5'10")

A modern Shower Room with built in high gloss furniture, featuring a back to wall push button w.c , slimline wash hand basin with pillar style tap and mirror with lighting over. Beautifully tiled from floor to ceiling with a large walk in modern shower, drencher head and sliding Roman door. There is a chrome heated spiral towel rail and a double glazed rear window.

BEDROOM THREE

2.74m (9'0") x 2.54m (8'4")

With a radiator and uPVC double glazed window.

OUTSIDE

No. 17 is approached via its own private block paved driveway through wrought iron gates. Opening onto a large black ice gravel front garden, ideal for additional parking. The front garden is raised with an abundance of flowering shrubs and trees with close bordered fencing around the boundaries. A side gate leads into an amazing spectacular garden unbeknown to many even Alan Titchmarsh would be proud of, homegrown and landscaped by the present owners over the past 15 years, producing an oasis of colour and flare with meandering pathways, shaped lawns and water features. Within the gardens is a large workshop. Beyond a trellaced archway there is an extra garden with its own private spar, including raised decking, hot tub cabin (hot tub available via separate negotiation) a further outside garden Lounge with a covered gazebo ideal for relaxing and a decked barbecue area for entertaining. This is one amazing garden which must be seen to be appreciated.

WORKSHOP

8.53m (28'0") x 5.49m (18'0")

There is a built in Kitchen and cabin sauna, ideal for the do it yourself hobbyists.

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 Logic plus combination central heating boiler located in Bedroom three. 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 A. The tenure is Freehold subject to Solicitors verification.

VIEWINGS

Strictly via appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



LIVING KITCHEN



LIVING KITCHEN



CONSERVATORY



SNUG/STUDY



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



SHOWER ROOM



BEDROOM THREE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



WORKSHOP

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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