

MARTIN MASLIN

CHEAPSIDE FARM, CHEAPSIDE
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0JE



Martin Maslin is delighted to offer for sale this stunning detached farmhouse-style family home. Believed to be built in 1896, this beautiful home offers an abundance of charm while occupying an extremely generous plot that extends to roughly 1/3 acre.

Having been lovingly restored, decorated, and upgraded over the years by the current and past owners, Cheapside Farm occupies a unique, private, semi-rural position on the edge of Cheapside, DN37. This characterful Four Double Bedroom Property is located on the fringe of the two well-thought-after villages of Waltham and Holton Le Clay. Both villages are only 5 minutes away, and are well served by ample amenities, such as post offices, village stores, public houses, gift emporiums, hairdressers, florists, bistros, restaurants, and coffee shops. For leisure, landmarks include Waltham Windmill, which has a visitors centre on site, and Waltham Windmill golf course, which is a beautifully landscaped par 71 parkland course.

Offers in excess of 2200sqft of living accommodation and with picturesque views from its first floor.

Offered to market with NO FORWARD CHAIN, this characterful property offers a very unique proposition by not only having ample and versatile internal accommodation but also having the necessary outside space to be extended if a buyer desires.

There is also the modern conveniences of oil-fired central heating and double glazing. All in all, this property is an absolute gem and must be viewed internally to fully appreciate what it has to offer!

£485,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

HALLWAY

Large central entrance Hallway with oak affect flooring, coving to ceiling, radiator and return staircase to the first floor.

LOUNGE

3.94m (12'11") x 6.20m (20'4")

Spacious Lounge with stunning log burner and surround, patio doorway to the rear garden, two additional windows to the front elevation, adding lots of light to this stunning family room.

DINING ROOM

3.63m (11'11") x 3.63m (11'11")

Another spacious room with coving to the ceiling, radiator, and uPVC double-glazed window to the side elevation.

SNUG/THIRD RECEPTION ROOM

3.68m (12'1") x 3.63m (11'11")

A cosy third reception room with a decorative fireplace, coving to the ceiling, and a radiator. The is also a uPVC double-glazed window to the side elevation.

KITCHEN DINER

5.89m (19'4") x 6.20m (20'4")

A stunningly large open-plan Kitchen-Diner that is fitted with an array of high-quality units and fixtures as well as a 'Stanley' two oven range cooker, which also provides the central heating source for the property. Stylish laminate flooring. An excellent space for entertaining. UPVC double-glazed window to the side elevation along with French patio doors leading to the garden. Access to the separate Utility Room and downstairs W.C.

UTILITY ROOM

2.39m (7'10") x 3.07m (10'1")

Space and plumbing for washing machine, dryer and fridge. Coving to ceiling and radiator. High quality units and complementary work top.

GROUND FLOOR WC

Low flush WC, stylish tiles and cupboard.

BEDROOM ONE

3.35m (11'0") x 6.20m (20'4")

Extremely large master Bedroom with three uPVC double glazed windows to the front and rear elevation, stylish picture rail, radiator, and the additional benefit of a walk-in dressing area as well as a large, well-appointed ensuite.

BEDROOM TWO

3.63m (11'11") x 3.63m (11'11")

Second double Bedroom, coving to ceiling and radiator. There is also a uPVC double glazed window to the side elevation.



LOUNGE



DINING ROOM



SNUG/THIRD RECEPTION ROOM



KITCHEN DINER

BEDROOM THREE

3.68m (12'1") x 3.63m (11'11")

Lovely third double Bedroom with stylish panelled walls with complimentary coving to the ceiling, modern tall radiator and uPVC double-glazed window to the side elevation.

BEDROOM FOUR

3.94m (12'11") x 2.84m (9'4")

Fourth double Bedroom with coving to ceiling, radiator and uPVC double glazed window to the side elevation.

FAMILY BATHROOM

Modern family Bathroom suite, panelled bath with shower over and screen, low flush WC and wash handbasin. The Bathroom is completed with decorative panelling and uPVC double-glazed window to the front elevation.

OUTSIDE

The property sits in roughly 1/3 acre and has mature gardens that are enclosed by mature hedging and fencing that encloses it to all sides. The property is entered by a gravelled driveway providing ample off road parking.

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. It falls within the jurisdiction of East Lindsey District Council and is in Council Tax Band F. The tenure is Freehold subject to Solicitors verification.

VIEWINGS

Strictly via appointment through the Agents on Grimsby 311000.



KITCHEN DINER



KITCHEN DINER



UTILITY ROOM



BEDROOM ONE



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.

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.



25160



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk