

MARTIN MASLIN

127 BARNOLDBY ROAD
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0DR



A VERY SPACIOUS EXECUTIVE DETACHED RESIDENCE, SUPERBLY EQUIPPED THROUGHOUT. INCLUDING A FABULOUS LIVING KITCHEN, 2/3 RECEPTION ROOMS, FIVE BEDROOMS AND THREE BATHROOMS. SET WITHIN MODERN LANDSCAPED GARDENS ENJOYING A WONDERFUL BACKDROP.

Offers in the region of
£599,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Situated at the western end of Barnoldby Road Waltham and facing south at the rear, this impressive detached house has just undergone a wide ranging programme of re-modelling and updating and now provides stunning accommodation which really does possess the 'wow' factor. The project has included the creation of an undeniably huge state-of-the-art Living Kitchen complete with sitting, dining and kitchen areas, the installation of on-trend anthracite grey double glazing with plantation shutter blinds fitted, a superb Family Bathroom and a new grey roof to enhance the external appeal.

Principal features of the accommodation include the beautifully proportioned and welcoming Reception Hall with its marbled re-grouted floor tiles and elegant staircase rising to the first floor, a useful Cloakroom, a superb Lounge with recessed walnut display cabinets and provision for the largest of TV's and the flexible Office/Playroom which could easily be put to a variety of alternative uses. Pride of place amongst the ground floor accommodation must be afforded to the wonderful 36'3 max x 21'10 max Living Kitchen (by local specialists Grand Designs) which offers combined open plan space for relaxing and dining in addition to the main Kitchen area. The Kitchen itself is equipped with two tone grey cabinets, a host of Neff appliances and a central island with integrated breakfast bar. Bi-fold doors are fitted with magnetic micro fibre sliding door nets to the garden and roof lights and a lantern roof add to the natural light. There is an electric car charger and motion CCTV camera.

A Utility Room completes the picture of the ground floor accommodation whilst upstairs a central Gallery Landing gives access to all five double Bedrooms.

The largest Master Bedroom benefits from its own freshly decorated en-suite Shower Room whilst Bedroom two has been beautifully refurbished with herringbone tile floors and a luxury modern ensuite Shower Room. The fully tiled Family Bathroom is very special due to the refurbishment and includes a corner bath, twin handbasins, a w.c. and an oversize rectangular shower cubicle with a Trevi shower.

To the front of the house there is plenty of block paved parking whilst to the western side there is an enclosed gated block paved area. The rear garden is lovely with stylish porcelain paving, a central artificial lawn, a brand new hot tub pavilion complete with a six person hot tub (available by separate negotiation) and a flexible wooden clad annexe building which could be used as a Garden Room, home gym, home office or hobby area. Bi-fold doors open to the garden and there is a Toilet and further storage areas.

The village of Waltham provides an excellent range of local facilities including a variety of retail outlets, popular pubs, restaurants and tea rooms, an opticians, hot food takeaways etc. Good schools are within reach and regular buses serve the general area.

No 127 Barnoldby Road is a very special residence which can only be appreciated by full viewing and a visit is highly recommended. Buyers seeking a property where a huge open plan on-trend Living Kitchen is the hub of the home cannot fail to be impressed. Viewing is highly recommended. EPC Rating - C



Accommodation

RECEPTION HALL

A spacious and welcoming entrance area from where the elegant spindle balustrade staircase leads to the first floor. The floor features superb marbled tiles and glazed double doors open through to the Living Kitchen. There are recessed downlighters and a useful understairs cupboard.

CLOAKROOM

With marbled floor tiles and a white suite comprising a w.c and a vanity handbasin set on useful grey storage drawers. There is a heated towel warmer.

OFFICE/PLAY ROOM

3.91m (12'10") x 3.66m (12'0")

A room offering flexible space for a number of uses. There is a vertical radiator and the window looks out to the front of the house.

LIVING KITCHEN

11.05m (36'3") max x 6.65m (21'10") max

Undoubtedly the signature room of the property and providing open plan space for dining, preparation and relaxing. The kitchen area is equipped to a stunning standard with a comprehensive range of two tone grey cabinets with white marbled granite style worksurfaces incorporating an inset 1.5 bowl sink. Built in appliances by Neff include two side by side electric double ovens, a 5 ring gas hob set within the island unit with an extractor canopy above, a fridge, a freezer and a dishwasher. The island unit incorporates a breakfast bar whilst within the designated dining section of the room further matching cabinets include two wine/beer coolers. The floor is beautifully tiled with under floor electric heating, bi-fold doors specially fitted with magnetic micro fibre sliding door nets open to the garden. There are two Velux style roof lights plus a lantern roof area for maximum natural light in the Living Kitchen.

LOUNGE

4.88m (16'0") x 4.72m (15'6") plus 11'6" x 9'0"

A room of impressive proportions featuring an eco gazco inset electric fire with provision for a wall mounted TV above. There are twin recessed walnut cabinets with display shelving and high level lockers. Triple aspect windows allow the room to enjoy plenty of natural light and the floor features luxury vinyl tiling. Central heating radiator.

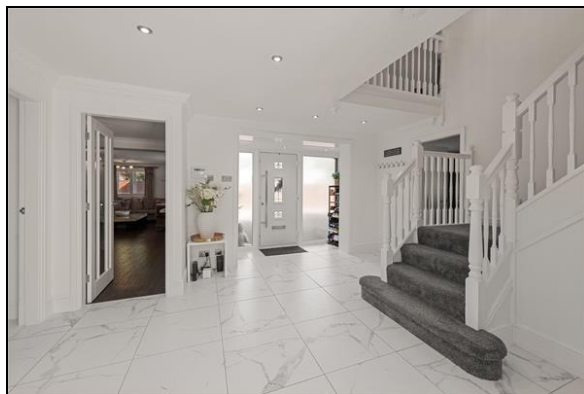
LARGE LAUNDRY ROOM

2.36m (7'9") x 2.06m (6'9")

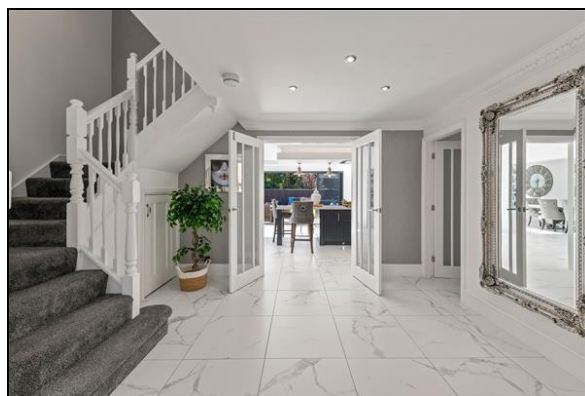
With gloss cream wall and base cabinets, grey worktops incorporating an inset sink and a concealed Worcester gas central heating boiler. A door leads outside.

FIRST FLOOR LANDING

A superb gallery style landing with a spindle balustrade surround to the staircase and a central heating radiator. An airing cupboard houses the hot water cylinder and there is also a large linen cupboard.



RECEPTION HALL



RECEPTION HALL



LIVING KITCHEN



LIVING KITCHEN

PRINCIPAL BEDROOM

4.88m (16'0") x 4.78m (15'8")

An almost square bedroom with a range of white freestanding furniture including wardrobes, drawers and cupboards. There is a central heating radiator.

PRINCIPAL SHOWER ROOM

2.44m (8'0") x 1.17m (3'10")

An upgraded Shower Room and shower cubicle with a white w.c. and a pedestal washbasin.

BEDROOM TWO

3.91m (12'10") x 3.86m (12'8")

Superbly designed with a tiled Herringbone style floor, radiator and double glazed uPVC window with plantation shutter blinds.

ENSUITE SHOWER ROOM

2.92m (9'7") x 1.78m (5'10")

A beautifully refurbished Shower Room superbly equipped with a white suite comprising slim line sink with vanity unit, a w.c., and a quadrant shaped modern shower.

BEDROOM THREE

3.96m (13'0") x 2.97m (9'9")

Positioned at the rear of the house and with a central heating radiator.

BEDROOM FOUR

3.48m (11'5") x 2.92m (9'7")

With a central heating radiator.

BEDROOM FIVE

3.05m (10'0") x 2.90m (9'6")

With a central heating radiator.

FAMILY BATHROOM

3.78m (12'5") x 2.39m (7'10")

A superb white suite comprising a corner bath with a mixer rinser tap, twin rectangular semi recessed wash basins, a w.c., and an oversize rectangular cubicle with a Trevi chrome mixer shower. The floor and the walls are beautifully tiled, there are twin mirrors above the basins plus two chrome heated towel warmers.

OUTSIDE

The house stands within rectangular shaped gardens which are principally block paved at the front to provide plenty of space for parking vehicles. The rear garden features a central artificial lawn with porcelain tiling ideal for entertaining. To the western side of the house there is an enclosed block paved driveway area with gates at each end.

GARDEN ROOM

5.31m (17'5") x 3.89m (12'9")

A flexible outbuilding providing excellent space for hobbies, socialising etc. There is a w.c. and handbasin plus a large deep shed with electrics. Bi-fold doors open to the garden and the roof is tiled.

GARDEN PAVILION

A sheltered area with a six person hot tub which is available by separate negotiation.



LIVING KITCHEN/DINING AND BAR



LOUNGE



LOUNGE



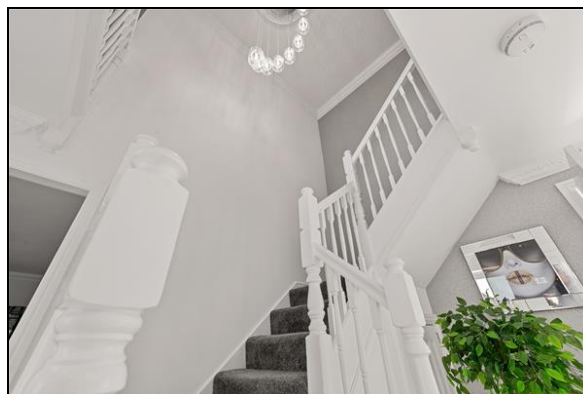
LARGE LAUNDRY ROOM

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected, broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Worcester gas boiler, the Living Kitchen and Lounge feature electric under floor heating. The property has the benefit from anthracite grey uPVC double glazing installed during 2019. It falls within the jurisdiction of North East Lincolnshire 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. A video walkthrough tour with commentary and a drone video can be found on Rightmove and our Martin Maslin website.



FIRST FLOOR LANDING



PRINCIPAL BEDROOM



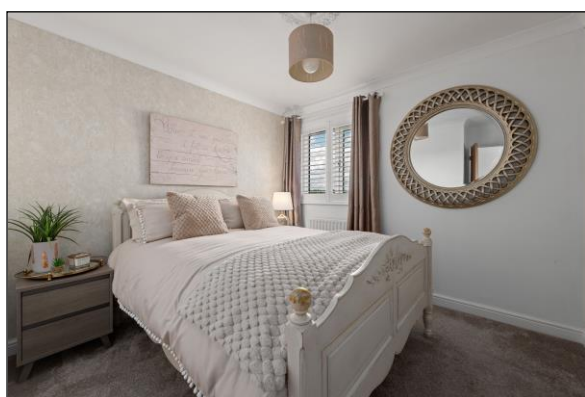
ENSUITE



BEDROOM TWO



ENSUITE SHOWER ROOM



BEDROOM THREE



BEDROOM FOUR



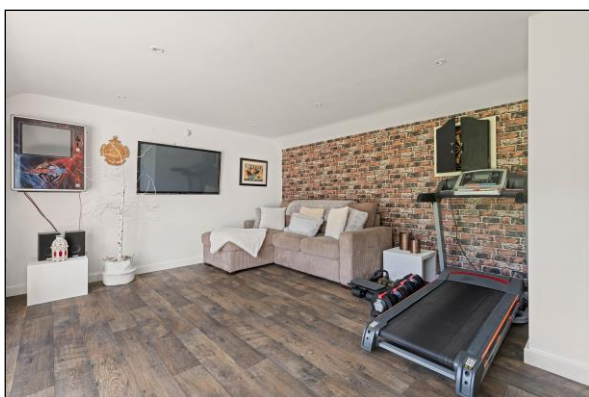
FAMILY BATHROOM



FAMILY BATHROOM



OUTSIDE



GARDEN ROOM



GARDEN ROOM



HOT TUB

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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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

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