

MARTIN MASLIN

2 HARROW LANE, SCARTHO TOP
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3TQ



A beautifully presented detached family home refurbished and updated in recent years. Offering spacious accommodation with modern open plan design featuring four Bedrooms, three Bathrooms and quality fixtures and fittings together with a live to work two story garage at the rear.

£349,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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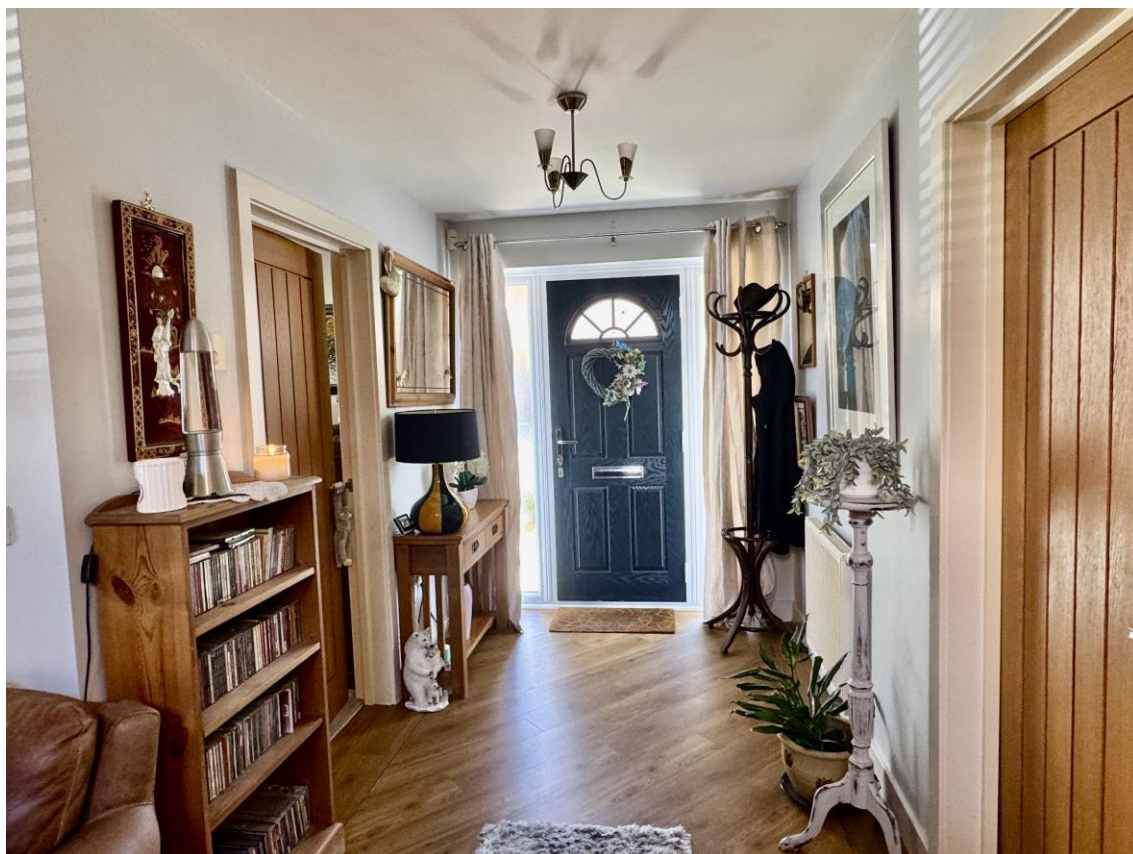
The Property

A stunning former showhome built by Cyden Homes to their flag ship design with modern updates and premium extras. Found on the corner of Harrow Lane on this well regarded Scartho Top development. The property has been recently updated by the present owners to create a stylish home combining modern upgrades with an abundance of luxury features creating a truly special home. Highlights include a lovely welcoming reception hall with Karndean designer flooring, serving three excellent reception rooms. Featuring a comfortable sitting room with modern cast iron stove, a separate Study / Home Office and an open plan Dining Hall where the staircase leads to the first floor landing, beyond is a newly fitted Kitchen and Utility room. Upstairs are four spacious Bedrooms two with Ensuites and a Family Bathroom. There is a built in music system with ceiling speakers, oak interior doors and quality fitted wardrobes. Meanwhile the outdoor living space features an enclosed private Garden complete with modern hot tub (available by separate negotiation) and a detached double garage with first floor studio providing independent living.

The property flows beautifully on the ground floor with an open plan feel offering versatile living spaces for both relaxation and entertaining. A welcoming reception area opens into a large Family Room where the dogleg staircase rises to the first floor galleried landing. Double doors open in from the reception area to a rather spacious sitting room featuring a Danish Wilkin cast iron wood burning stove perfect for those cosy evenings. Across from the Sitting Room is a lovely bright Study with good sized space providing quiet and private area for working from home.

Undoubtedly the recently installed Kitchen forms the hub of this wonderful home with an array of full height windows and French doors allowing natural light flow through the property. The Kitchen and Utility have been recently redesigned with sleek slate grey cabinets integrated appliances and practical utility area. There is a matching centre island with solid oak worktops breakfast overhang and Belfast pot sink. The first floor has a spacious landing serving four excellent sized Bedrooms, including the Principle Bedroom Suite with built in wardrobes and large Ensuite Shower Room complete with two basins and shower cubicles. Bedroom two features its own dressing area and has an Ensuite Shower Room whilst the Family Bathroom is fitted with a vanity unit panelled bath and shower over.

Externally the large detached double Garage is a fantastic feature offering secure parking and storage, above is a first floor studio with its own access provide superb versatility ideal as a guest suite, gym, creative studio or work from home space. The front garden has been beautifully landscaped with an Indian sand stone pathway featuring a colourful garden screened by wrought iron railings. The rear garden features a generous patio, a manageable shaped lawn and there is a modern hot tub (available by separate negotiation.) The property benefits from an upgraded gas central heating boiler, uPVC double glazing and has a burglar alarm system to the house and garage. This lovely property offers not only a Cyden home flag ship design but also thoughtful updates by its current owners making it a rear opportunity on the market. Must be viewed to be fully appreciated, arrange your viewing today.



Accommodation

GROUND FLOOR

A high canopied timber entrance porch with exterior light gives access to the composite front door.

RECEPTION AREA

2.82m (9'3") x 1.93m (6'4")

A bright and welcoming entrance area, featuring Karndean designer flooring opening into a large open plan family room. A dog leg staircase leads to the first floor galleried landing with a uPVC double glazed window.

SITTING ROOM

6.20m (20'4") x 3.73m (12'3")

Accessed via double doors from the reception area, a lovely dual aspect room featuring a Danish Wilkin cast iron wood burning stove. Dual aspect room with a radiator and French doors onto the rear garden

STUDY

3.81m (12'6") x 2.64m (8'8")

A large Study / Playroom with dual aspect windows and radiator.

KITCHEN

5.49m (18'0") x 3.81m (12'6")

Recently redesigned with a sleek slate grey cabinetry in a shaker style finish. Forming the hub of this wonderful home a large open plan Kitchen with full height picture windows and central French doors opening onto the Rear Patio. Attractively designed featuring a centre island with overhang, solid oak worktops, Belfast pot sink and built in dishwasher. There is a freestanding Cuisine 100 cooker with matching back plate and overhead extractor fan available by separate negotiation. It has a built in corner larder, ceiling speakers with integrated music system and a modern floor which continues through into the Utility room.

UTILITY ROOM

2.13m (7'0") x 1.65m (5'5")

With a matching range of slate grey cabinets, work tops and plumbing for washing machine. There's a modern floor, radiator and double glazed door onto the Garden.

CLOAKROOM

With a modern white suite comprising close coupled w.c, pedestal wash handbasin and tiled splashback, a radiator and a uPVC double glazed window.

FIRST FLOOR LANDING

4.09m (13'5") x 2.79m (9'2")

A spacious landing with a spelled balustrade, a radiator and access to the loft space.

AIRING CUPBOARD

With unvented hot water cylinder and pressurised tanks.



RECEPTION AREA



SITTING ROOM



SITTING ROOM



STUDY

MASTER BEDROOM

4.42m (14'6") x 3.81m (12'6")

An excellent Master Bedroom with full height quality built in wardrobes, ceiling speakers, a radiator and a uPVC double glazed front window.

ENSUITE SHOWER ROOM

3.81m (12'6") x 1.68m (5'6")

A large Shower Room featuring twin wash handbasin set in vanity units, close coupled w.c, a large walk in double shower with thermostatic unit and uPVC double glazed rear window. There is also a new contact floor.

BEDROOM TWO

3.84m (12'7") x 3.61m (11'10")

With a radiator and uPVC double glazed window.

DRESSING AREA

1.78m (5'10") x 1.55m (5'1")

ENSUITE SHOWER ROOM

2.18m (7'2") x 1.75m (5'9")

With built in vanity unit featuring an off set wash handbasin with mixer taps, push button w.c. and large single shower cubicle with thermostatic unit, a radiator and uPVC double glazed window. It also has a new contract floor.

BEDROOM THREE

3.35m (11'0") x 2.67m (8'9")

A good sized third Bedroom with a radiator and dual aspect uPVC double glazed windows.

BEDROOM FOUR

3.35m (11'0") x 2.44m (8'0")

A generous Bedroom with a radiator and uPVC double glazed window.

FAMILY BATHROOM

2.44m (8'0") x 1.68m (5'6")

A modern Bathroom with built in vanity unit featuring an offset wash handbasin with mixer taps, and tiled splashback. There is a rail / curtain, a radiator and a uPVC double glazed window.

OUTSIDE

There is a two story work to live Garage and Studio / Office.

DOUBLE GARAGE

5.61m (18'5") x 4.88m (16'0")

With power, light and twin up and over doors. A side entrance door with staircase gives access to a large first floor Studio.



KITCHEN



KITCHEN



FIRST FLOOR LANDING



MASTER BEDROOM

STUDIO

5.33m (17'6") x 4.93m (16'2")

Outside the Garden occupies a large corner position on Harrow Lane standing in refreshing landscaped Gardens with shrubs and an Indian sandstone pathway screened by decorative wrought iron railings. A block paved driveway leads through double gates to the garage with parking access at the rear.

REAR GARDEN

A delightful enclosed rear lawned garden with patio areas and a modern hot tub with covered gazebo (available by separate negotiation).

SERIVCES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the gas central heating boiler.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

SECURITY

A security alarm is installed to the house and garage.

MUSIC SYSTEM

The property has a built in music system with speakers for the music system.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band E.

TENURE

Freehold - subject to Solicitors verification.

VIEWING

Strictly by appointment through the Agents on Grimsby 311000.



ENSUITE SHOWER ROOM



BEDROOM TWO



ENSUITE SHOWER ROOM



BEDROOM THREE



FAMILY BATHROOM



OUTSIDE



DOUBLE GARAGE



REAR GARDEN

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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