

MARTIN MASLIN

41 WELHOLME ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0DR



Remarkable Edwardian Semi-detached Residence providing a blend of period grandure and modern refinement. Featuring four individual Reception Rooms, refurbished Kitchen, four excellent Bedrooms including luxurious Ensuite serving the Principle Bedroom and further upgraded Family Bathroom. Set within beautiful landscaped walled Gardens with paving and deck terraces approached via electric double gates opening onto a generous block paved driveway. Viewing highly recommended. No Onward Chain.

£410,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

Built in 1908 this substantial Edwardian Semi-detached Residence exudes timeless character while embracing stylish contemporary living. Perfectly positioned close to the beautiful People's Park this impressive home offers spacious accommodation, refined craftsmanship and a wealth of thoughtful upgrades carried out by the current owners.

Beautifully presented the accommodation offers over 3500 sq ft of accommodation including an outstanding Orangery with a lantern roof and bifold doors, refurbished Kitchen, upgraded windows, refitted Bathroom and a luxurious Ensuite serving the Principle Bedroom. It has updated electrics and a loft conversion in 2005 adding a second staircase to a large versatile top Bedroom. Set within landscaped Gardens designed for relaxation and entertaining the property is approached via electric wrought iron double gates opening onto a generous block paved driveway. A truly exceptional residence and viewing is highly recommended.

On entering one is greeted by a stunning Entrance Porch serving a Reception Hall where the original parquet flooring sets the tone with its classic return staircase rising to a First Floor Galleried Landing. The property offers four individual Reception Rooms each designed to provide comfort and flexibility, including a magnificent 21'0" Living Room with deep bay window and antique fireplace, a Sitting Room / Dining Room elegantly arranged with a feature archway, cast iron fireplace and glazed double doors opening directly into the Orangery. A breath taking addition the Orangery features a stunning lantern roof providing natural light complemented by a solid oak floor and bifold doors opening onto the Rear Garden.

The further inner Hall provides access to a useful Study accompanied by a Utility Room and Cloakroom for everyday convenience. Completing the Ground Floor is a large refurbished Dining Kitchen displaying a range of cream fronted cabinets with breakfast bar, larger pantry cupboard and integrated appliances together with a Sitting Area and bifold doors onto the Garden.

The upper floor continues the sense of space and sophistication featuring three Double bedrooms including the fabulous Principle Suite with a refurbished Ensuite, luxury Shower Room complete with floating vanity and double showered cubicle. The Main Bathroom has also been tastefully updated reflecting the same blend of quality refinement. The Loft conversion in 2005 was created with planning approval adding a second staircase to a large versatile top floor bedroom with walk in wardrobe.

The Gardens are a true highlight thoughtfully landscaped and designed set within walled Gardens, featuring an Indian Sandstone paving and deck terraces which are perfect for gatherings and BBQ's. A covered gazebo provides a wonderful weather entertaining area whilst a charming secret garden tucked away beyond an archway provides tranquil retreat.

The property is approached through electric wrought iron double gates opening onto a generous bloc paved driveway with ample parking. This provides security and peace of mind and the home benefits from CCTV cameras, a burglar alarm a comprehensive home security system. An exceptional home of distinction, early viewing strongly recommended.



Accommodation

ENTRANCE

An original front door and leaded light window, attractively decorated with panelling to dado height and original tiled floor. Further glazed doors opening into the Hallway.

HALLWAY

Spacious and elegant Hallway featuring a polished parquet wood block floor where the dogleg staircase rises to the first floor galleried landing. The Hall features a lovely bay and open recess beneath the stairs. It has a radiator with fretted cover and coving to the ceiling.

LIVING ROOM

6.40m (21'0") x 4.01m (13'2")

An elegant room tastefully decorated with a deep splay bay window facing the front driveway. It has an antique open fireplace with cast iron grate and timber surround. The high ceilings are proportionate with the room with its ceiling rose cornice and picture rail. It has two radiators, deep skirting boards and a single glazed side widow.

SITTING ROOM / DINING ROOM

5.31m (17'5") x 3.96m (13'0")

A lovely sized Sitting Room with feature archway and panelling to dado height. Beautifully decorated with coving to the ceiling, picture rail and a cast iron open fire place forming the centre piece of the room. There is a radiator, paneled door into the Kitchen and glazed doors opening into the Orangery.

ORANGERY

7.87m (25'10") x 3.12m (10'3")

Forming the signature feature of the house with its stunning lantern roof providing natural light throughout the year. Tastefully decorated in pastel colours with recess lighting, solid oak floor with underfloor heating, panelling to dado height and pocket sliding glazed doors into the Kitchen. It has the added feature of bifold doors which open on the side and rear onto the lovely Rear Garden.

INNER HALL

With high coving to the ceiling, built in electrical cupboard and complementary dado rail.

CLOAK ROOM

Part tiled with a white suite, comprising close couple w.c, modern slimline vanity unit with pillar style taps and a radiator.

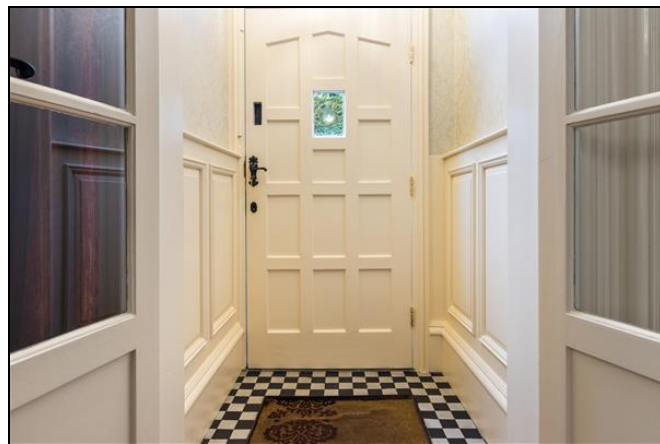
UTILITY ROOM

With valuable sink, mixer taps and tile splash back providing work surface area, plumbing for washing machine and vent for tumble dryer and double glazed uPVC side window.

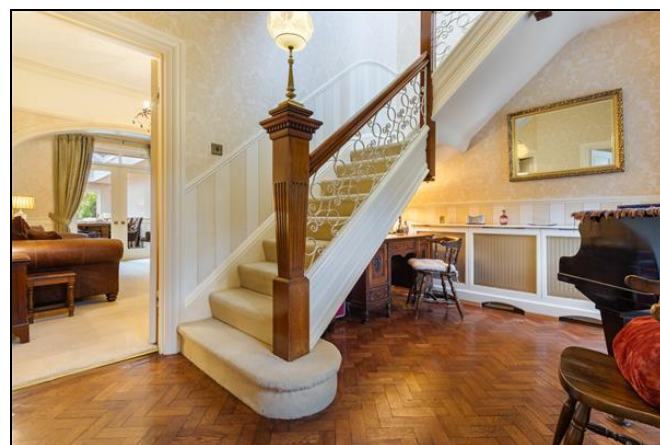
STUDY

3.12m (10'3") x 2.95m (9'8")

A valuable Study with built in deep storage cupboards, radiator and coving to the ceiling. Useful room to work from home with single glazed side window.



ENTRANCE



HALLWAY



LIVING ROOM



SITTING ROOM / DINING ROOM

BREAKFAST KITCHEN

6.83m (22'5") x 3.89m (12'9")

A lovely spacious and refurbished Kitchen with a range of cream painted base and wall mounted units. Having complementary work surfaces extending to a Breakfast Bar and modern Blanco designer one and a half bowl sink with mixer taps and tile splashback. There is space for a range master gas cooker included in the sale with a projecting canopy and built in extractor fan. The Kitchen has been enhanced in recent years to provide a superb built in larder storage unit with draws beneath, an integral dishwasher and there is underlighting to the units. The Kitchen has a combination of tiled and solid oak floors, providing versatile living with space for free standing furniture. Glazed pocket doors open seamlessly into the Orangery while bifold doors provide views and access onto the rear Garden. There is a further glazed door onto the driveway.

FIRST FLOOR LANDING

A lovely first floor landing featuring a deep stairwell, original leaded windows and further doors to walk on railed balcony. It is the original ceiling cornice, picture rail and radiators.

PRINCIPLE BEDROOM ONE

5.49m (18'0") x 4.01m (13'2")

A fabulous Principle Bedroom Suite featuring a superb refurbished Ensuite Shower Room. Tastefully decorated featuring an antique cast and tiled fireplace, coving to the ceiling with dado rail, radiator and a secondary glazed original front window. There is a further double glazed side window and door leading to Ensuite Shower Room.

ENSUITE SHOWER ROOM

3.05m (10'0") x 2.29m (7'6")

Beautifully refurbished by the present owners, featuring a large walk in double shower, mermaid boarding, Aqualisa shower unit and pivot opening door in a smart chrome finish. A floating vanity with table top sink and brushed gold pillar tap complements the tiled walls and colour schemes. There is a separate w.c, a radiator, coving to the ceiling, an extractor fan and a double glazed side window.

BEDROOM TWO

3.96m (13'0") x 3.84m (12'7")

Lovely sized Double Bedroom with radiator and uPVC double glazed window overlooking the Rear Garden.

PASSAGE WAY

A Passage Way leading from the Hall serving a second staircase to the First Floor and Principle Bathroom.

BATHROOM

3.10m (10'2") x 1.75m (5'9")

Lovely refurbished Bathroom part tiled with built in vanity unit off set sink, back to the wall push button w.c and large panel bath with bar style shower and fitted drencher head. It has a radiator, a uPVC double glazed window and large cupboard housing the hot water tank and central heating boiler.



SITTING ROOM / DINING ROOM



ORANGERY



CLOAK ROOM



UTILITY ROOM

BEDROOM THREE

4.04m (13'3") x 3.10m (10'2")

A lovely dual aspect refurbished Bedroom, tastefully decorated featuring a specially designed double bed recess and useful built in storage cupboard. There is coving to the ceiling, a radiator, two double glazed uPVC windows and a very useful walk in loft room providing additional storage.

SECOND FLOOR

BEDROOM FOUR

EXTENDING TO 6.30m (20'8") x 3.17m (10'5")

Access via its own private staircase from the first floor. A spacious and individual room featuring an accent picture wall depicting a New York skyline complimenting the part sloped ceiling. It has a Velux window, two useful eave storage cupboards, and a large walk in dressing room at one end. (Bedroom four has building regulations approved.)

OUTSIDE

From the road side, the property is approached by a generous block paved driveway through wrought iron electric double gates with intercom system. A block paved driveway continues down the side through double gates with further hard standing area.

REAR GARDEN

The Rear Garden forms one of the main attractions, beautifully designed by the present owners. Featuring an Indian Sand Stone patio, raised decked pergola for those late evenings and a shaped lawn set around an entertaining area for barbecuing with further decking seating area, a perfect last minute spot for during the late summer evenings. The gardens are well established with plants and shrubs, set within delightful walled gardens, mature back drop to the rear. A further brick archway leads through to a sheltered secret garden walled to the perimeters for privacy.

SERVICES

Mains, gas, water, electricity and drainage are connected. Central heating comprises radiators detailed above connected to the ideal Logic+ Heat 30 Central Heating Boiler located in the Bathroom.

GLAZING

The property retains many of the original leaded windows, in addition there are some new uPVC windows to the rear of the property.

SECURITY

The property has a security linked alarm system by app to the mobile phone. The property has CCTV cameras linked to the electric gated with its own linked monitor to the house.

LOCAL AUTHORITIES

Local authorities to the North East Lincolnshire Council, council tax are enquired of the local authority and the property is in tax band E. The tenure of the property is freehold subject to the solicitors verification.



STUDY



BREAKFAST KITCHEN



PRINCIPLE BEDROOM ONE



ENSUITE SHOWER ROOM

VIEWING

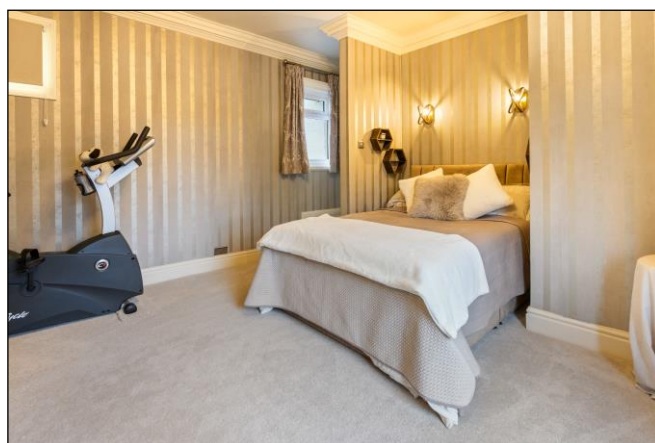
Viewing is strictly by appointment through the agents on Grimsby 311000.



BEDROOM TWO



BATHROOM



BEDROOM THREE



BEDROOM FOUR



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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