

MARTIN MASLIN

30 TWIDALE LANE, LACEBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7FN



****Artist impression****

Tucked away in a private corner of this sought after Laceby development, this impressive flagship home is one of the largest newly built properties currently available. Offering three floors of beautifully planned accommodation and enjoying open views across fields on the edge of the village boundary. Accommodation includes a welcoming and spacious Entrance Hall, an excellent size Lounge with feature chimney breast, superb Study / Snug perfect for working from home and an impressive Dining Kitchen open plan to a Day Room with bifold doors onto the garden. There is a further Utility Room and w.c. At the first floor level are four excellent Bedrooms, a principle Bedroom suite with its own Dressing Room and ensuite Shower Room. In addition there is a luxury Family Bathroom with a panel bath, separate shower cubicle, and vanity unit. A further staircase leads to the second floor where there are two large double Bedrooms both enjoying far reaching views over fields. Outside the house stands on a generous plot with private gardens, benefiting from a detached double brick Garage approached from a generous driveway. This exceptional home is designed to impress, set on an elevated site with field views. Viewing is highly recommended to fully appreciate the quality and lifestyle on offer. A true home to fall in love with. For further information to book a viewing, contact Martin Maslin Estate Agents on Grimsby 31 1000.

£495,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE HALL

4.27m (14'0") x 1.96m (6'5")

With smart composite front entrance door and staircase to the first floor.

LOUNGE

5.36m (17'7") x 4.44m (14'7")

A lovely size room with central chimney breast double glazed side window and deep bay front window.

SNUG

4.27m (14'0") x 3.86m (12'8")

A versatile room ideal for home working with a double glazed front window.

LIVING KITCHEN

7.98m (26'2") x 4.34m (14'3")

A lovely sized Dining Kitchen open plan to the Day Room.

DAY ROOM

5.33m (17'6") x 1.98m (6'6")

With bifold doors opening onto the rear garden.

UTILITY ROOM

2.84m (9'4") x 1.75m (5'9")

Double glazed side window and composite rear door.

SEPERATE W.C

1.75m (5'9") x 1.07m (3'6")

With w.c and vanity wash handbasin.

FIRST FLOOR LANDING

3.99m (13'1") x 1.83m (6'0")

PRINCIPLE BEDROOM SUITE

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

With double glazed window to the front.

DRESSING ROOM

1.75m (5'9") x 1.57m (5'2")

ENSUITE / SHOWER ROOM

2.16m (7'1") x 1.75m (5'9")

With shower cubicle, w.c, and vanity wash handbasin.

BEDROOM TWO

3.96m (13'0") x 3.28m (10'9")

With double glazed front window.

BEDROOM THREE

3.84m (12'7") x 3.58m (11'9")

With double glazed rear window.

BEDROOM FOUR

3.96m (13'0") x 3.28m (10'9") MAXIMUM

With double glazed rear window.



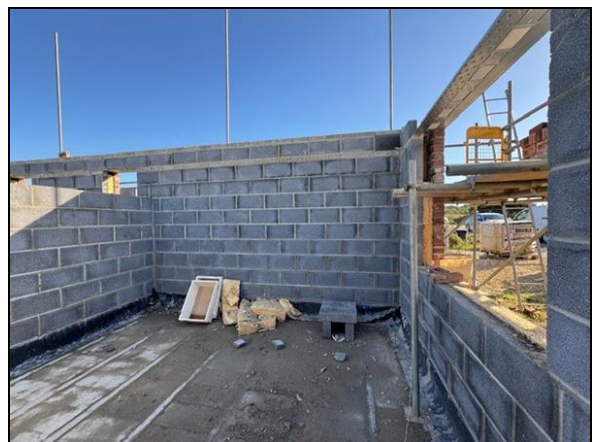
LOUNGE



LIVING KITCHEN



DAY ROOM



UTILITY ROOM

FAMILY BATHROOM

2.77m (9'1") x 2.31m (7'7")

To be fitted with panelled bath, shower cubicle, pedestal wash handbasin, and w.c.

SECOND FLOOR LANDING

BEDROOM FIVE

4.83m (15'10") x 3.84m (12'7")

BEDROOM SIX

4.83m (15'10") x 3.28m (10'9")

DOUBLE GARAGE

A double detached brick Garage, measurements to be advised.

GARDENS

The gardens will be landscaped and seeded with fencing to the perimeter, the property will enjoy an East facing rear garden.

SPECIFICATION DETAILS

The property will be completed with a bespoke finish by WJC Developments, including the following:

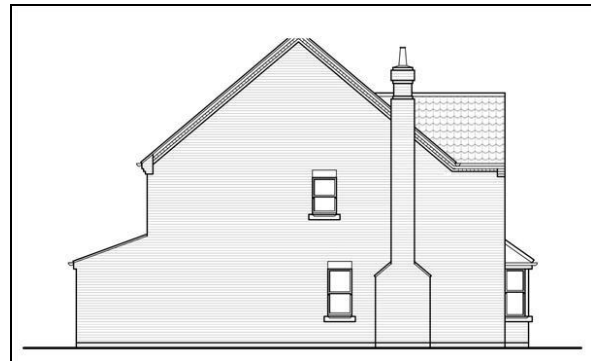
- Underfloor heating connected to the gas central heating boiler
- UPVC double glazed windows in a white exterior finish
- Smart fitted composite front door and uPVC double glazed bifold doors as per design
- LED lighting
- Flooring included in the kitchen only
- Oak interior doors with grand finish
- High quality bespoke kitchen from Huws Grey with choice of design and colour including worktops (upgrade to quartz available upon request)
- Bathrooms will comprise w.c vanity wash handbasin, panelled bath with shower over, and part tiled walls
- Emulsion walls with white skirting boards and architraves
- Front seeded garden with porcelain pathway to front door
- All garden seeded and landscaped
- Fitted wired smoke alarms
- Outside wall lights and an outside tap
- Driveway paved to the garage
- Solar panels and EV charging point available by separate negotiation
- 10 year builders warranty with Sutherland consulting

TENURE

We have been advised that the tenure is Freehold and understand that the management company will be set up to cover the running cost of maintenance in the common areas.



REAR ELEVATION

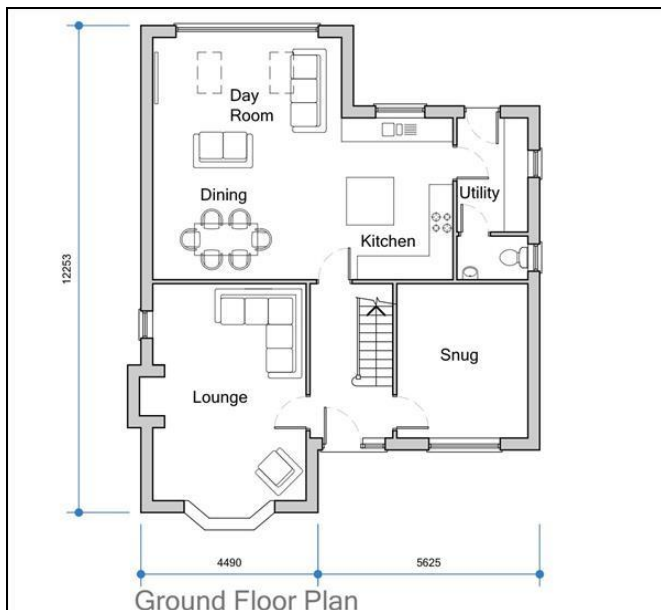


SIDE ELEVATION

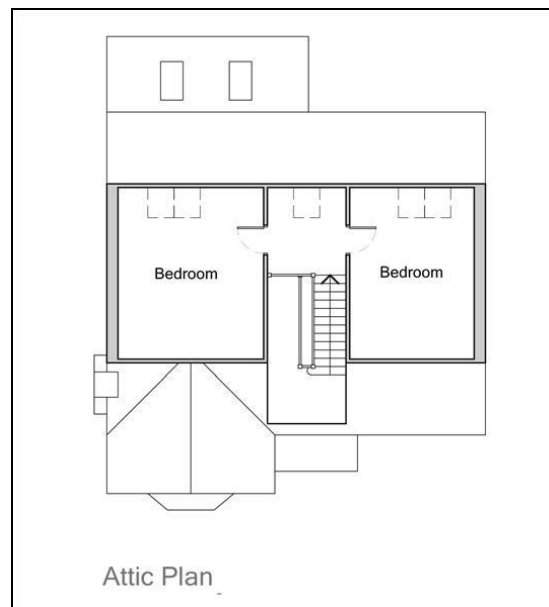


SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN



ATTIC FLOOR PLAN



FIRST FLOOR PLAN

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