

MARTIN MASLIN

**PLOT 10, ST JAMES MEADOW, OFF SOUTH VIEW
HUMBERSTON
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4GA**



A unique opportunity to acquire the only completed property to come to the market. A fabulous Brand New detached family residence offering high specification and sumptuous living currently under construction with an anticipated completion date of Easter 2026. Contact Martin Maslin Estate Agents to find out more. Register your interest now.

£525,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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The Property

PLOT 10 – ST. JAMES'S MEADOW, HUMBERSTON
A FABULOUS NEW GATED DEVELOPMENT COMING SOON

Welcome to St. James Meadow, an exclusive new development set in the very heart of Humberston. Perfectly positioned within walking distance of local shops, popular amenities, and schools of excellent repute, this unique collection of just 10 individually designed homes promises to be one of the most desirable addresses in the area.

Behind its secure gated entrance, a private road winds through beautifully landscaped surroundings, leading to each home's driveway. On the edge of the development lies a stunning wildflower meadow with peaceful seating areas—a perfect place to enjoy.

Plot 10 has been meticulously designed to offer sumptuous, contemporary living with generous proportions and elegant architectural detailing throughout. Step through the smart front door into a striking entrance hall featuring a high vaulted ceiling where the statement staircase rises to the first floor galleried landing, creating the sense of space below. Across the hall is a superb Lounge with a deep bay window, enjoying views over the front garden and a separate dedicated Study, ideal for home working or reading in peace. Without a doubt in the Agents opinion the spectacular Living Dining Kitchen, is

the true heart of the home, complete with patio doors opening to the rear garden. Early buyers will benefit from a choice of high-quality units and be able to plan and design their own dream Kitchen. There will be ample room for a full dining suite and casual seating area, making this space perfect for entertaining or relaxed family living. Upstairs there are four individual double Bedrooms, two Ensuite private Bathrooms and a further luxury Family Bathroom.

Number 10 occupies an excellent position close to the entrance of this exclusive private development, enjoying an excellent-sized rear garden, perfect for families and outdoor living. A large attached garage is positioned to the side of the house with the added advantage of a connecting door to the utility room and rear door to the garden. It will have an insulated electric door and ample room to park on the front driveway. There will also be an electric car charger to the front elevation. Meanwhile the garden will include a patio and fenced boundaries.

With only ten bespoke properties available, St. James Meadow offers a truly limited opportunity to secure a beautifully crafted home in a highly sought-after location. Plot 10, in particular, combines architectural elegance with modern luxury to create a residence of outstanding quality.

Register your interest today and be among the first to experience this exceptional new development.



Accommodation

GROUND FLOOR ENTRANCE HALL

2.95m (9'8") x 2.95m (9'8") approximately

Accessed via a modern composite front door with matching side screens. A stunning Entrance Hall with a high vaulted ceiling where the staircase rises to the first floor gallery Landing.

STUDY

3.05m (10'0") x 2.92m (9'7")

An additional room perfect as a home office or an occasional fifth Bedroom with a double glazed window to the front aspect.

LOUNGE

5.79m (19'0") x 3.20m (10'6")

An excellent size Lounge with a deep bay window overlooking the front garden.

KITCHEN AREA

5.05m (16'7") x 4.17m (13'8")

Forming the hub of this fabulous home an open plan Living Dining Kitchen featuring a range of bespoke base and wall mounted units, high-end appliances and a centre island bar.

LIVING/DINING AREA

6.71m (22'0") x 4.88m (16'0")

A large and open plan Family / Dining room with a lantern rooflight and large patio doors overlooking the rear garden. There is space for a dining table and sitting areas. Doors to the Hallway and Utility/Boot Room .

UTILITY AND BOOT ROOM

5.03m (16'6") x 2.49m (8'2")

An excellent size utility room designed with range of high low level cabinets with cupboard for washer dryer and seated boot room area. Doors leading to w.c and Garage.

FIRST FLOOR

Forming the WOW factor of the house, this superb landing with a triple glazed velux window to the front aspect providing plenty of natural light to all areas. This spacious landing will have access to the large boarded loft area in the roof space which spans the full width of the house and has headroom of 7 foot.

MASTER BEDROOM

5.59m (18'4") x 3.76m (12'4")

Another amazing feature with its high vaulted roofline range of built-in wardrobes and double glazed window overlooking the rear garden.

MASTER ENSUITE

3.20m (10'6") x 4.27m (14'0")

An exceptionally large ensuite Shower Room with front and rear dormer windows beautifully designed with a bath, w.c, shower and twin vanity sink unit units.

BEDROOM TWO

4.32m (14'2") x 3.20m (10'6")

A large double bedroom with a high vaulted ceiling and window overlooking the front garden. Access to a private ensuite Bathroom measuring 6' 8" x 4' 3" with a Shower, WC and sink with window to side elevation.



KITCHEN



KITCHEN AREA



KITCHEN



KITCHEN

BEDROOM THREE

3.35m (11'0") x 3.20m (10'6")

Another good size double Bedroom with fitted wardrobes and a window overlooking the rear garden.

BEDROOM FOUR

4.11m (13'6") x 3.05m (10'0")

large Double bedroom with fitted wardrobes and window over front garden.

FAMILY BATHROOM

2.64m (8'8") x 2.62m (8'7")

A luxurious large Family Bathroom with a separate shower cubicle, bath, w.c, vanity wash handbasin and dormer window overlooking the rear garden.

INTEGRAL GARAGE

6.40m (21'0") x 3.23m (10'7")

A large single Garage with a rear window and door to the Utility, as well as a rear door to garden and sectional insulated electric door to the front. There is ample room to park a car and storage space for garden items whilst providing easy access into the property. There will be an electric Car charger to the front elevation.

OUTSIDE

The property stands on an excellent plot approximately 118' x 52' wide totalling approximately 0.14 of an acre. It will have generous driveway providing ample parking for several cars and a front garden laid to lawn. The house will enjoy an excellent size garden measuring approximately 16 m x 16 m with a grass area and a rear patio with access from the family room. Close bordered fencing to the perimeters will ensure privacy for the new owners.

PLEASE NOTE

Pictures shown are Artists Impressions only and subject to change

DEVELOPMENT OVERVIEW

St James Meadow is an exclusive collection of 10 luxury homes with completion of the wider development scheduled for 2026. An early purchaser, you will benefit from the unique opportunity to customise the design of the kitchen, utility, boot room, and bathrooms within an allocated budget (subject to the stage of build).

SPECIFICATION AND FEATURES

This home comes with an exceptional specification, including:

- Video intercom to electric gates and separate pedestrian access. Both gates will have a keypad and fobs with Phone app for entry.
- High-quality finish throughout with under floor heating to both ground and first floors, individual rooms controlled via app
- Air source heat pump for efficient, sustainable heating with 7-year warranty for peace of mind
- High-speed gigabit internet connectivity
- 3-phase electrical supply
- Electric vehicle charging point
- UPVC double glazed doors and windows smart composite front side doors



UTILITY AND BOOT ROOM



UTILITY AND BOOT ROOM



THE DEVELOPMENT



ENTRANCE

BENEFITS OF A NEW HOME

Option for an early buyer to choose Kitchen, Utility, Bathrooms and Doors within a budget or option to upgrade them. Everything is brand new and warranted.

SERVICES

BT Gigabit Broadband is available, Mains Water is connected and 3 Phase Mains Electric.

COUNCIL TAX BAND

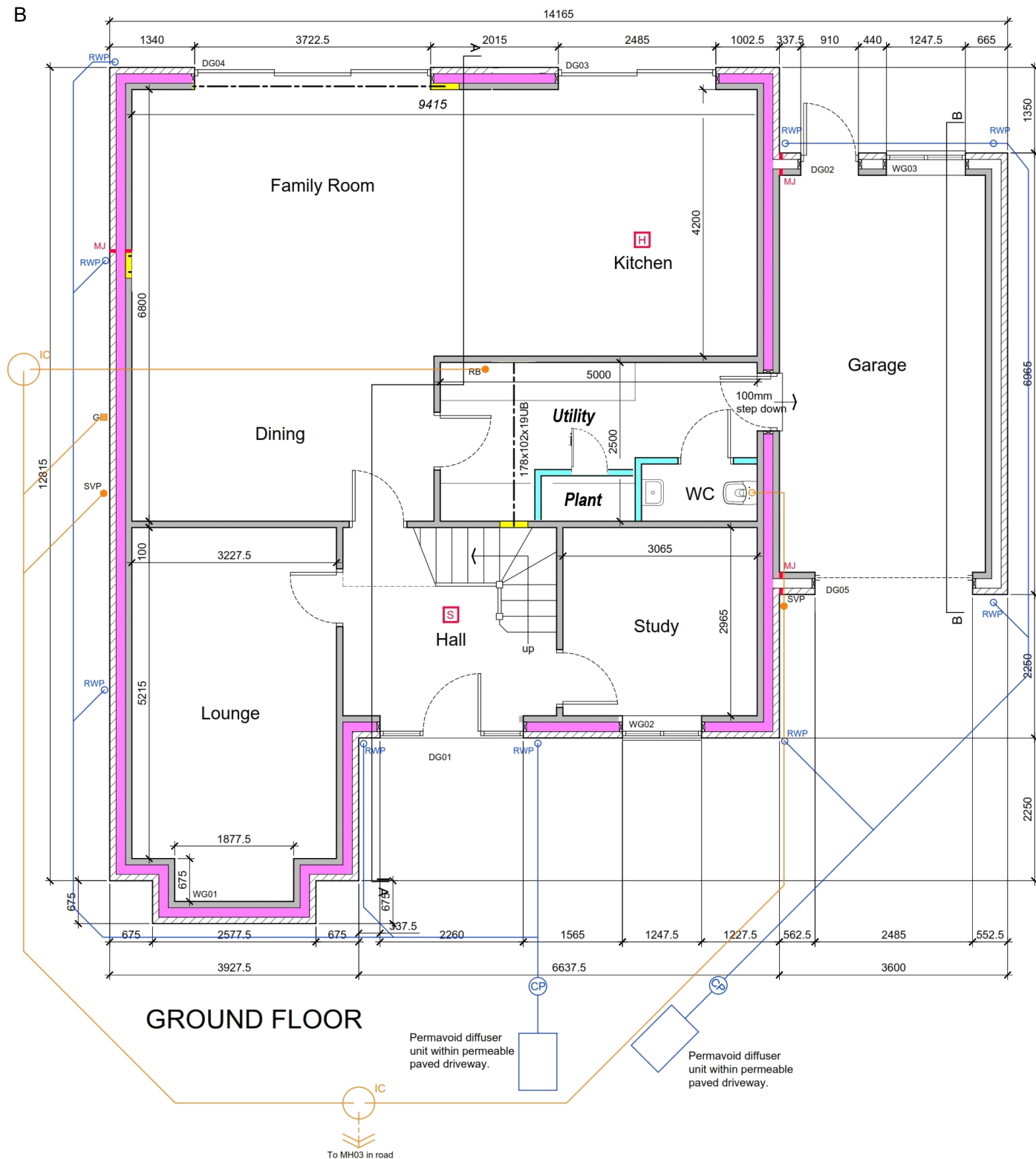
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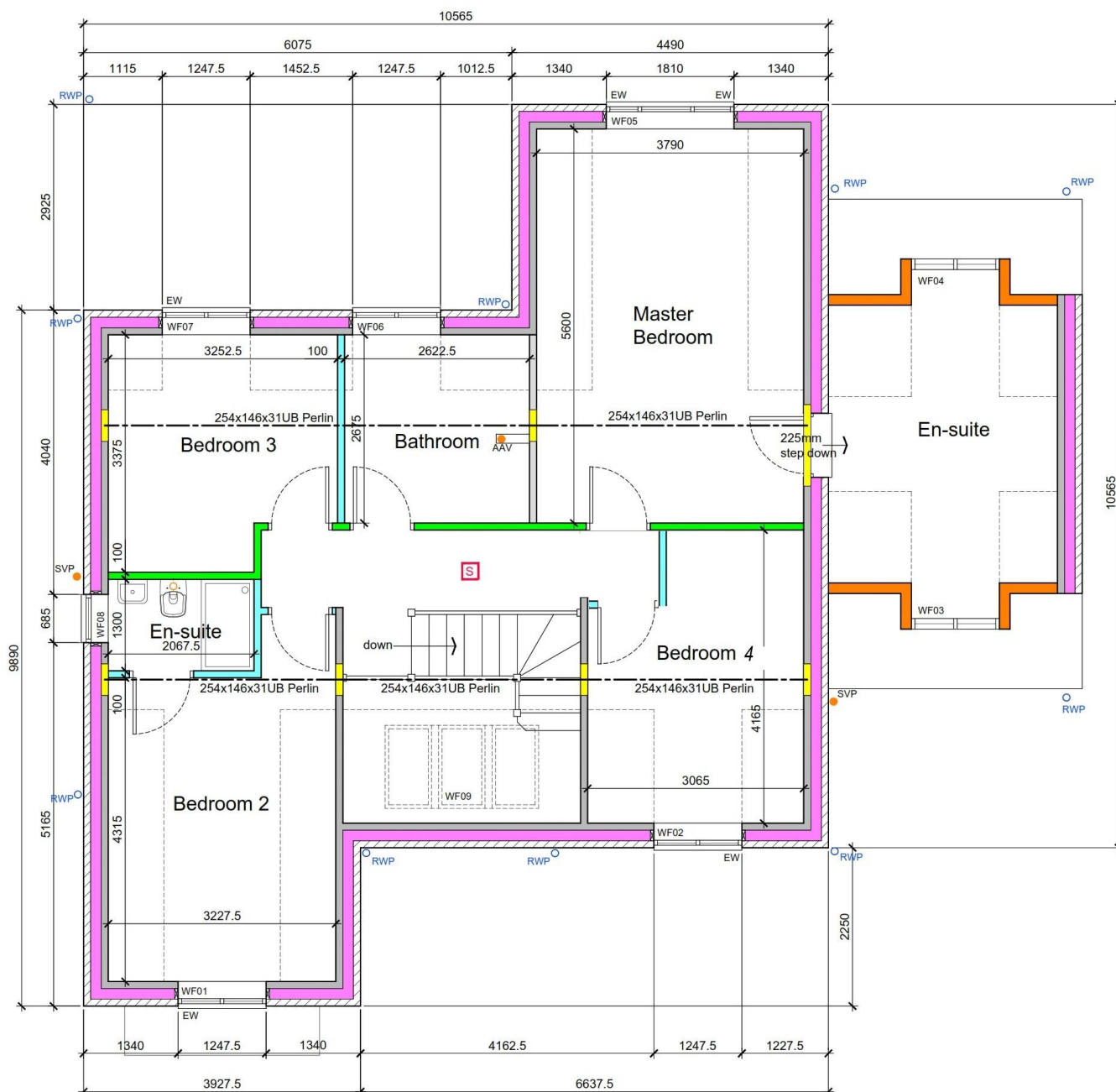
TENURE

Freehold

EPC

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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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