

# MARTIN MASLIN

NEW HOUSE  
CHURCH LANE  
HUMBERSTON  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4HU



Currently under construction by long established developers E.S. Rudkin Ltd, this classic double fronted detached house exudes a rustic charm which is perfect for its location in the heart of old Humberston. The property is one of only two attractive homes being built on this historic site and the farmhouse style residence will provide superb accommodation designed to meet the needs of a modern family buyer. The purchaser will have the opportunity to choose many internal fittings including the equipping of the kitchen, bathroom, shower room etc. Briefly comprising:- Reception Hall, Cloakroom, Study, excellent Lounge, spacious Dining Kitchen, Utility Room, Laundry, Four Bedrooms(Master with en-suite Shower Room) and Family Bathroom. There is a Double Garage plus pleasant gardens and viewing is highly recommended.

EPC Rating -

**£325,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

The accommodation will comprise:-

## GROUND FLOOR

### RECEPTION HALL

A welcoming entrance area from where the spelled balustrade staircase leads to the first floor.

### CLOAKROOM

2.06m (6'9") x 1.88m (6'2")

To be equipped with a w.c. and washbasin.

### STUDY

2.69m (8'10") x 2.44m (8'0")

A flexible room ideal as a home office or a hobby room.

### LOUNGE

4.57m (15'0") x 4.34m (14'3")

A lovely room at the rear of the house with French doors opening to the rear garden. A gas supply is provided and the Developers advise that the chimney/flue can accommodate a multi fuel stove type fire.

### DINING KITCHEN

6.71m (22'0") x 3.15m (10'4")

A superb room to be equipped with a stylish range of wall and base cabinets with a peninsular unit with breakfast bar over hang partially dividing the dining area from the preparation area. Built in appliances will comprise an electric oven, a microwave oven, a hob with extractor above and a fridge freezer. Please note the purchaser will have the opportunity to select from a pre-agreed range of cabinets and appliances depending upon the stage of construction at the time of a sale being agreed.

### UTILITY ROOM

2.24m (7'4") x 1.63m (5'4")

With a door leading outside.

## FIRST FLOOR

### LANDING

Featured an airing cupboard with a radiator and an access hatch to the loft space with pull down ladder.

### MASTER BEDROOM

4.57m (15'0") x 4.34m (14'3")

A door opens to the en suite shower room.

### EN SUITE SHOWER ROOM

2.13m (7'0") x 1.83m (6'0")

To be equipped with a white suite comprising a washbasin, w.c. and a shower cubicle with a mixer type shower.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



EN SUITE SHOWER ROOM



FAMILY BATHROOM

### BEDROOM TWO

3.86m (12'8") x 3.05m (10'0")

### BEDROOM THREE

3.51m (11'6") x 2.34m (7'8")

### BEDROOM FOUR

2.62m (8'7") x 2.44m (8'0")

### FAMILY BATHROOM

2.44m (8'0") x 2.06m (6'9")

To be equipped with a white suite comprising a panel bath, a washbasin and a w.c.

### OUTSIDE

#### DOUBLE GARAGE

5.56m (18'3") x 5.00m (16'5")

To be fitted with an electrically operated up and over door and a side door linking to the rear garden. The garage will have the benefit of electric light and power.

There is an enclosed garden to the rear of the house further garden to the front and side. A shared driveway will serve the Double Garage and there is a further parking area to the side of the house.

#### SERVICES

Mains gas, water, electricity and drainage will be connected.

#### CENTRAL HEATING

Radiators and heated towel warmers will be connected to a gas central heating boiler.

#### DOUBLE GLAZING

The property will have the benefit of uPVC framed double glazing.

#### SECURITY

A security alarm system will be installed.

#### LOCAL AUTHORITY

North East Lincolnshire Council

#### COUNCIL TAX

To be assessed following completion.

#### BUILDING WARRANTY

The property will have the benefit of a 10 year National House Building Council warranty.

#### TENURE

Freehold - subject to Solicitors verification.

#### VIEWING

By appointment through the Agents on Grimsby 311000



OUTSIDE



OUTSIDE



PARKING

## LOCATION AND AMENITIES

Church Lane leads off the southern end of Church Avenue in Humberston. A good range of shopping facilities are located on North Sea Lane and the property will fall within the general catchment of well regarded school. The popular resort of Cleethorpes is just a few minutes drive away.

**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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