



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



The View Barton Street  
Wyham  
Grimsby  
DN36 5RS

Auction Guide Price  
£585,000

Crofts estate agents are delighted to have been asked to market this most beautiful family home which resides in an area of natural beauty within Lincolnshire. This spacious five bedroom detached family home is beautifully presented and stands in grounds of approximately one and a quarter to one and a half acres and also comes with a detached one bedroom bungalow ideal for a family member and also a four car garage which enjoys a 17m length games room above. Enjoying a great degree of privacy, only by viewing can you truly appreciate the quality of the home that is on offer. Briefly the accommodation comprises reception hallway, cloakroom, playroom/study or possible ground floor sixth bedroom, living room with feature fireplace, formal dining room, utility, spacious breakfast kitchen, galleried landing, lovely family bathroom and five bedrooms with two having ensuites, along with a

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#### Reception Hallway

Stepping in through the front door offers a taste of the quality and presentation and what is to be found throughout the rest of this beautiful home. Offering composite entrance door to the front elevation with two uPVC double glazed sash windows to the front elevation. Attractive wooden flooring. Down lighting to the ceiling. Staircase leading to the first floor with useful understairs storage.

#### Living Room

20' 11" x 16' 0" (6.363m x 4.867m)

The main living room offers a light and bright space with uPVC double glazed sash windows to the front elevation, two further side double glazed windows and uPVC double glazed French doors with two adjoining glazed panels to the rear aspect. Continuation of the attractive wooden flooring. Two central heating radiators.

#### Dining Room

16' 7" x 12' 0" (5.048m x 3.670m)

This attractively decorated formal dining room offers uPVC double glazed sash windows to the rear and side elevations. Central heating radiator. Coving and rose to the ceiling along with down lighting. Wooden flooring.

#### Lobby

A small lobby area from the hallway leads to a useful playroom/office or possible sixth bedroom along with the cloakroom.

#### Play or Family Room

10' 9" x 11' 8" (3.276m x 3.557m)

Offering a uPVC double glazed sash window to the front elevation. Detailed coving and rose to the ceiling. wooden flooring. Central heating radiator. Central heating radiator. This versatile room could be utilised as a play room / office or could infact be used as a ground floor sixth bedroom for those wishing to do so.

#### Cloakroom

3' 10" x 5' 1" (1.175m x 1.544m)

uPVC double glazed sash window to the side elevation. Central heating radiator. Fitted with concealed cistern w.c and a vanity wash hand basin.

#### Utility

5' 6" x 11' 7" (1.667m x 3.522m)

With uPVC double glazed entry door to the side elevation. Central heating radiator. Fitted with a range of wall and base units with wood block work surfacing with inset stainless steel sink and drainer. Tiled splashback. Plumbing and space for a washing machine and dryer. Worcester boiler.

#### Room

### Kitchen/Breakfast Room

19' 11" x 14' 11" (6.081m x 4.552m)

This spacious dining kitchen offers an extensive range of quality fitted wall and base units with wood block work surfacing with inset Belfast sink. Integrated appliances include treble oven, microwave, dishwasher and tall fridge and freezer units. Large central island with inset Bosch five ring hob with feature extractor over. Splashback tiling. Down lighting to the ceiling. Sash windows to the rear and side elevations along with uPVC double glazed French doors with adjoining side glazed panels leading out to the patio area. Central heating radiator. Kickboard mood lighting.

### First Floor Landing

With uPVC double glazed window to the front elevation this lovely galleried landing is pleasantly decorated and has attractive wooden flooring. Down lighting. Large airing cupboard.

### Bedroom One Dressing Area

Stepping into the master bedroom located to the rear of the property takes you firstly into a dressing area with mirrored wardrobes to either side with one being a walk in wardrobe. Then opening into the bedroom itself.

### Bedroom One

10' 8" x 15' 0" (3.241m x 4.575m)

Beautifully presented and having sash double glazed windows to the rear and side elevations. Central heating radiator. Door to the ensuite bathroom.

### Bedroom One Ensuite Bathroom

8' 10" x 7' 3" (2.696m x 2.216m)

This super ensuite bathroom is pleasantly presented and is equipped with a paneled bath with shower and screen over and a fitted bathroom unit with the w.c and wash hand basin incorporated. Sash double glazed window to the side elevation. Splashback tiling. Sparkled tiled flooring.

### Bedroom Two

12' 7" x 12' 1" (3.844m x 3.674m)

Dash double glazed window to the front elevation. Coving and down lighting to the ceiling. Central heating radiator.

### Ensuite to Bedroom Two

8' 9" x 5' 7" (2.667m x 1.714m)

Double glazed sash window to the rear elevation. Fitted concealed cistern w.c and vanity wash hand basin set into a pleasant bathroom unit. Panelled bath with shower fitment. Tiled splashback. Fitted extractor and down lighting. Chrome effect central heating radiator.

### Bedroom Three

12' 6" x 11' 8" (3.807m x 3.560m)

Sash double glazed window to the front elevation. Central heating radiator. Down lighting to the ceiling.

### Bedroom Four

7' 11" x 16' 0" (2.401m x 4.874m)

Central heating radiator. Sash double glazed window to the front elevation. Down lighting.

### Bedroom Five

8' 1" x 11' 9" (2.452m x 3.571m)

Currently used as a games room and having sash window to the side elevation. Central heating radiator. Down lighting.

### Family Bathroom

5' 7" plus shower recess x 10' 7" (1.708m x 3.230m)

This stylish family bathroom is fitted with modern white suite comprising panelled bath with shower fitment, modern range of fitted bathroom furniture incorporating the w.c and vanity wash hand basin. Splashback tiling. One and a half width shower cubicle. uPVC double glazed sash window to the rear elevation. Down lighting to the ceiling. Chrome effect gas central heating radiator.

### Outside

Set in approximately two acres with superb views around this area of natural beauty. To the front there is a high level walled perimeter with electronically operated gates providing access to the large sweeping gravelled driveway creating off road parking for multiple vehicles and also leading to the four car garage along with further gravelled area to the front ideal to secure a caravan / motorhome or similar. The remainder of the front garden offers an expanse of lawn complemented with an established flower bed. The rear garden enjoys a great degree of privacy and again a large expanse of lawn. A patio area directly behind the main house creates a lovely place to sit and relax or to entertain from home. Further patio area and gravelled garden behind and to the side of the detached





bungalow providing its own space. Central pathway leading through archways down to a timber summer house. A fenced area provides a secure area for home for home growing and security from the abundance of wild life which frequents these gardens. Various storage sheds/ outbuildings including a chicken coop.

#### **Bungalow Lounge**

20' 5" x 12' 7" (6.215m x 3.835m)

uPVC double glazed French doors to the front elevation with two adjoining glazed windows. Further uPVC double glazed window to the side. Wooden flooring. Coving and downlighting to the ceiling. Central heating radiator.

#### **Bungalow Bedroom**

13' 9" x 10' 5" (4.182m x 3.172m)

uPVC double glazed windows to the front and side elevations. Coving and loft access to the ceiling. Laminate flooring. Central heating radiator.

#### **Bungalow shower room**

6' 4" x 10' 5" (1.930m x 3.173m)

This modern shower room is fitted with a close coupled w.c, pedestal wash hand basin and one and a half width shower cubicle. Loft access and down lighting to the ceiling. Chrome effect towel radiator.

#### **Bungalow dining kitchen**

14' 1" x 14' 3" (4.280m x 4.337m)

This lovely sized dining kitchen is fitted with an excellent array of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Splashback tiling. Space to accommodate a range oven with fitted chimney extractor over. plumbing for an automatic washing machine. Ideal wall mounted boiler. Vertical central heating radiator. Down lights and coving to the ceiling. uPVC double glazed window too the side elevation and French doors out to the rear.

#### **Garage**

56' 4" x 22' 0" (17.181m x 6.696m)

This spacious four car garage has four electronically operated doors to the front aspect. Rear personal door. Fixed staircase leading upto the first floor games room. Workbench with ample electric plug sockets. Ideal Vogue boiler which is solely for the garage / games room.

#### **Games Room**

52' 8" x 12' 11" (16.049m x 3.937m)

The first floor of the garage has been converted into this super games room which has a fitted bar to one end along with a feature circular window. Eight Velux windows. Timber clad walls. Four central heating radiators. Ample electric points along with usb plug sockets.



**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however  
Crofts have not inspected or tested any of the services or service  
installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are  
strictly by appointment only please.

**Council Tax Information**

Band F: To confirm council tax banding for this property please  
view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

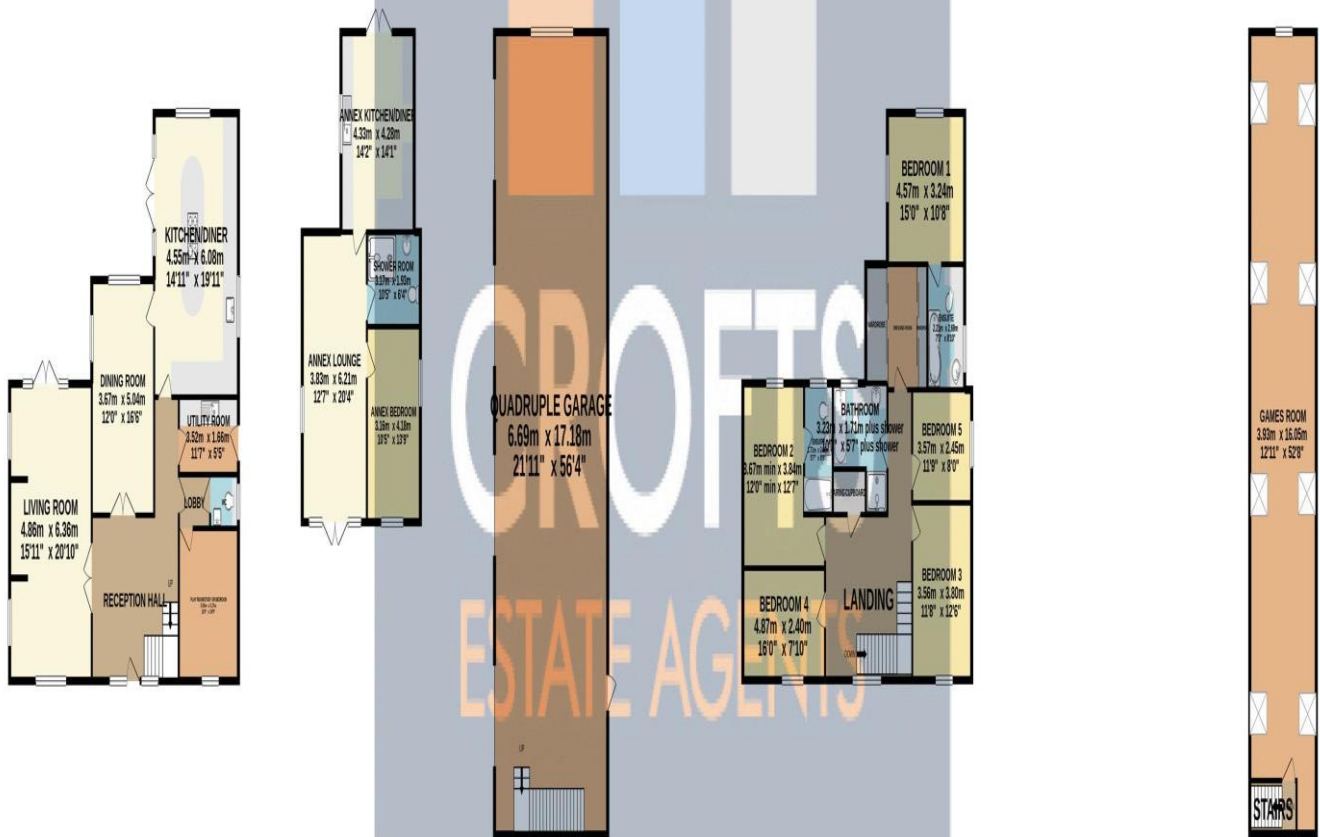


**OPEN 7 DAYS A WEEK**

|                    |                                           |
|--------------------|-------------------------------------------|
| Monday to Thursday | 9am to 5.30pm (Tuesday opening 9.30am)    |
| Friday             | 9am to 6.00pm                             |
| Saturday           | 9am to 3.00pm                             |
| Sunday             | 11am to 2.00pm (Louth & Immingham closed) |

GROUND FLOOR  
299.8 sq.m. (3227 sq.ft.) approx.

1ST FLOOR  
183.3 sq.m. (1973 sq.ft.) approx.



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TOTAL FLOOR AREA: 483.0 sq.m. (5199 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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