



1 THE LAURELS, CHURCH LANE,
HUMBERSTON, DN36 4RL

MARTIN MASLIN



**1 THE LAURELS
CHURCH LANE
HUMBERSTON
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A STUNNING EXECUTIVE RESIDENCE OFFERING ACCOMMODATION OF IMMENSE STYLE AND QUALITY
SET WITHIN LANDSCAPED GROUNDS OF AROUND ONE THIRD OF AN ACRE
COMPLETE WITH SWIMMING POOL AND LEISURE FACILITIES.

£1,250,000

Further information about the property can be seen on the website www.1thelaurels.com

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENTS

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THE PROPERTY

As Agents we are delighted to be appointed to undertake the sale of this magnificent home, one of the best executive homes to grace the market and the flagship of this impressive luxury development, known as The Laurels. Situated at the end of Church Lane in this sought after semi-rural location.

1 The Laurels is an understated home which exudes luxury and elegance. Complete with private outdoor heated swimming pool, Changing Room and shower facilities and fabulous outdoor entertaining area with Bar and Kitchen. A very large house of around 650m² or 7000 sq ft in total. Built in 2020 by the present owners to an exceptionally high specification and designed to offer open plan living of the upmost quality, set over three floors, with 9 foot high ceilings, a bespoke sweeping staircase and a stunning open plan Living Kitchen Diner complete with lantern roof and sliding patio doors. This home offers the height of luxury living with many stunning features throughout which have been individually designed, some by Richard Sutton Designs which include the Kitchen, large walk in Pantry, Utility / Boot Room & Media Unit. There are six Bedrooms, five with en-suite facilities, including the luxurious Master Suite which is 38 foot in length, with a fabulous walk on balcony.

On entry, the magnificent main Entrance Hall features a bespoke sweeping staircase which rises to a wonderful galleried Landing. Quality porcelain tiled floors flow throughout the Hallways and into the rear section of the house. Off the main Hallway there is access to the Lounge, Study and the stunning Kitchen / Living / Diner. Off the inner hallway there is a separate Cloakroom with W.C & access to the Utility / boot room with door to the rear garden and garage.

Undoubtedly the open plan Living Kitchen / Diner, which extends to 33 foot in length, forms the hub of this magnificent home with its fabulous hand-painted Kitchen in a two tone finish and stunning centre island with double bull nose granite worksurface incorporating a breakfast bar, sink and dishwasher. The Kitchen is well equipped with a range of high-quality appliances and features illuminated display cabinets, white quartz worktops and a built-in Larder cupboard. The hidden walk in Pantry is accessed via double doors that have been cleverly designed to look like part of the kitchen, it has a range of matching hand painted cabinets and illuminated shelving. The lantern roof in the Kitchen area provides plenty of natural light and there are sliding patio doors opening onto a large patio area. The porcelain tiled floor flows effortlessly through to the Living & Dining Area's. The Living area has a custom built media unit and built in Gazco E-reflex electric living flame fire. Beyond is a delightful Dining Area with further sliding doors onto the rear patio area. Folding glazed doors open onto the formal Dining Room with elegant twin columned fireplace and further Gazco E-reflex electric living flame fire. Sliding patio doors provide access onto the rear garden. The whole of the open plan area has air-conditioning.

At first floor level there is a superb galleried Landing serving three bedrooms suites complete with separate dressing rooms and en-suites, including the fabulous Master suite. A further staircase leads to the second floor where there are two additional spacious bedrooms complete with en-suite facilities and wonderful views over the gardens & Wolds. In addition, there is a sixth Bedroom completing the magnificent accommodation.

All 3 floors of the house have underfloor heating, all of which can be controlled individually and also via an App, every room is on its own zone. The house is fully Cat 6 cabled for high-speed internet to every room, most having 2 or more connection points supporting smart TV's and provision for an HDMI media system to distribute Audio and Video from multiple sources to any desired room. There are multiple power sockets with additional USB connections. Internally almost every room has LED downlights in addition to most rooms having bespoke made chandeliers and wall lights including the stunning 3.5m long chandelier to the main Hall and Landing (all of which are available by separate negotiation).

The Laurels has its own post code, private street lighting and is very secure being accessed only by its residents. It is very private, quiet and secluded yet minutes from Cleethorpes or Grimsby transport links & minutes from the beach. The locally renowned Coach House restaurant and pub is in close walking distance as is the Humberston Country club Gym, Spa, Tennis and Golf. Cleethorpes & Tetney golf courses are minutes by car, local shops and highly rated schools are just a few minutes' walk.

The Laurels complex can be found at the end of Church Lane and is accessed via electrically operated gates, which work by code, fob or a Video App that works anywhere when you are out!. A long private gravelled driveway with block paved foot path leads to a permeable block paved road that gives access to the house. Number One is the flagship home on this select development and enjoys the largest plot, with easily managed grounds approaching 0.33 of an acre. The house commands a fantastic position and is served by a generous block paved driveway leading to a triple car garage with underfloor heating and insulated electric doors. To the side is a further gated driveway, offering many storage possibilities including caravans, boats etc.

Undoubtedly the rear garden with its magnificent landscaping, outdoor pool and entertaining area is an incredible feature of this luxury home. Screened by close boarded fencing to ensure privacy and designed to incorporate generous lawns interspersed with porcelain tiled pathways. A solid oak pergola and a fabulous heated outdoor swimming pool measuring 13.00m (42' 8") x 5.00m (16' 5") with curved Roman steps. The pool also has colour changing LED lighting. The pool takes very little maintenance and is extremely easy to look after, most systems being automated.

The garden features a fabulous entertaining area with an indoor Bar / Kitchen / Dining area measuring 7.32m (24'0") x 2.74m (9'0"), equipped with a tiki bar with electric roller shutter. Inside there is a fully equipped stainless-steel kitchen, complete with sink, dishwasher and drinks fridge. There are bi-fold doors opening out onto the pool area. Adjacent is an outdoor Changing Room with a W.C. and a vanity wash basin unit, an outdoor shower plus an additional outdoor toilet at the rear of the property with heated towel rail.

There is extensive external lighting both Dusk to Dawn and also movement sensor lighting to the whole of the outside of the house including colour changing floodlights & outdoor speakers to the rear Garden. There are ample waterproof double electrical sockets all around the outside of the house and garage. The house is on Three Phase Electrics, should you want an EV charging point you could have a Super-Fast charging point if required.



Accommodation

ENTRANCE PORCH

A grand twin columned stone entrance portico with stone steps lead up to main entrance door with side lights and a top light window with etched glass.

ENTRANCE HALL

5.82m (19'1") x 4.39m (14'5")

An impressive grand entrance hall with porcelain tiled floor, features the stunning bespoke sweeping staircase, which rises to an elegant first floor galleried landing. Beautifully decorated with panels to the walls, ceiling cornice and a Louis style ornate fireplace. 8 bespoke made wall lights & stunning 3.5m long main chandelier (available by separate negotiation). There is an Alarm system and a video intercom panel that controls the gate. A useful understairs storage cupboard houses the CAT-6 data hub & CCTV recorder. There is provision for a HDI Matrix system that can have 4 / 8 or 12 inputs and outputs which means you can use a Sky / Virgin box, DVD player, PlayStation or Xbox and control them from under the stairs in any room.

CLOAKROOM

An elegant cloakroom with panelling to dado height and a white suite comprising of a w.c. and vanity wash basin. There is coving and a ceiling rose & Sash window.

LOUNGE

6.15m (20'2") x 4.37m (14'4")

A generous room featuring a Gazco E-Reflex electric living flame fire and provision for a 65" inset television with several Cat 6 connection points for TV / Internet & Media connection behind. There are additional Cat 6 points around the room. There are two large double glazed panoramic low threshold sash windows overlooking the front. Plaster Cornice & panelling to the ceiling as well as 2 ceiling roses. 2 bespoke made wall lights & 2 matching chandeliers (available by separate negotiation).

STUDY

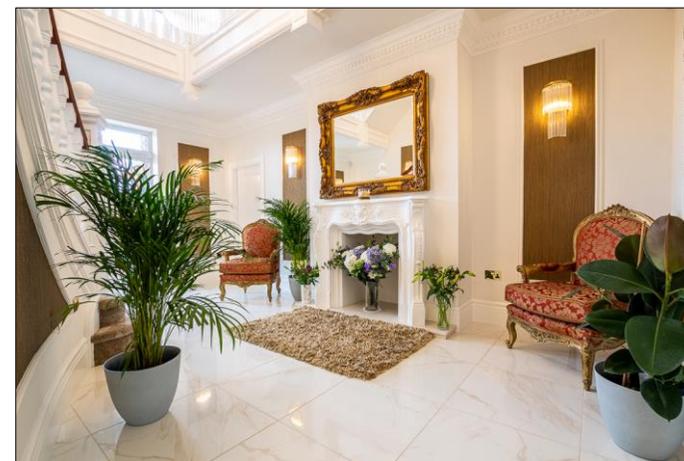
4.39m (14'5") x 2.87m (9'5")

Featuring an engineered oak floor. Panelling to dado height. Plaster cornice and ceiling rose. Two large double glazed panoramic low threshold sash windows overlooking the front of the property. The room is fully equipped with 6 X CAT-6 data points and is a perfect home office. LED downlights and main centre light.

UTILITY / BOOT

3.71m (12'2") x 2.54m (8'4")

A spacious room, designed by Richard Sutton, and fitted with a range of hand painted cabinets incorporating quartz worktops with a stainless-steel cutaway sink. 2 x tall cupboards, one of which is plumbed for washer and dryer. There is also a built-in bespoke cloakroom unit with bench seating in Walnut that incorporates drawers' underneath for shoe storage, shelves above and coat hooks. There is an additional walk-in storage cupboard housing the boiler / water tank / electric consumer unit and underfloor heating manifold. Two sash windows and door which leads to side garden and





LIVING/KITCHEN/DINER

9.98m (32'9") x 4.90m (16'1") widening to 9.14m (30'0") in length.

KITCHEN AREA

5.49m (18'0") x 4.90m (16'1")

A bespoke Richard Sutton hand painted kitchen with white quartz worksurfaces and splash backs. The room features a magnificent centre island measuring 2.92m (9'7") x 1.55m (5'1"), with a stunning double bull nosed granite worktop incorporating a breakfast bar with storage, a double stainless-steel sink with Quooker tap, built in Insinkerator waste disposal unit, integrated dishwasher and pull-out double bins, plus USB charging points and electrical sockets to the island.

The kitchen itself is superbly equipped, with a range of integrated appliances including a 900mm Smeg pyrolytic oven and six ring titanium gas hob set in a large open breast unit with Walnut mantle and built-in cupboards. Quartz splash backs and an antique effect mirror to the rear, integrated overhead extractor fan and light. 2 further integrated Neff hide and slide ovens / grills. Full height Caple fridge, freezer and wine cooler. As well as ample storage & display cupboards, drawers & plate rack, there is a useful larder unit with power sockets, shelving, spice racks and pull-out baskets. All cupboards and drawers have walnut interiors. The lantern roof with stunning bespoke light and full height sliding double glazed patio doors make the kitchen feel like the hub of this fabulous home, overlooking the patio and gardens. Feature plaster archway to sitting area.

The kitchen also features a hidden walk-in pantry cupboard measuring 3.78m (12'5") x 1.83m (6'0"), with a range of matching hand painted cabinets and drawers, plus illuminated shelving, a full height 2nd fridge, quartz worktops & splashbacks, a stainless-steel sink, extractor fan and sash window overlooking the 2nd driveway.

LIVING AREA

5.33m (17'6") x 4.37m (14'4")

Custom built in media unit designed by Richard Sutton, is flanked by illuminated glass displays shelves with antique mirrored backs. Storage cupboards above and below. The unit incorporates a Gazco E-Reflex electric living flame fire, provision for an inset 80" television and speaker system, Several Cat 6 connection points for TV /Internet & Media connection behind. The room features two large double glazed panoramic low threshold sash windows and a porcelain tiled floor with underfloor heating which flows through into the Dining Area. There is an air conditioning unit to the wall which can cool or heat the whole of the Living / Kitchen / Diner & Dining room. Some sockets have USB charging for phones. There is a feature plaster archway leading into the Dining Area as well as plaster cornice, panelling to the ceiling and a main ceiling rose.

DINING AREA

5.33m (17'6") x 4.29m (14'1")

A lovely space for casual dining. Plaster cornice & panelling to the ceiling, sliding double glazed patio doors onto the garden, 2 wall light points and main chandelier. Internal glazed folding doors open into the formal Dining Room, when opened fully this links the Kitchen / Living / Dining and Formal Dining rooms together creating a large entertainment area.

DINING ROOM

6.20m (20'4") x 4.17m (13'8")

An elegant room with panelling to dado height and oak flooring. The room features a stunning plaster twin columned fireplace with inset Gazco E-Reflex electric living flame fire. Plaster cornice and ceiling panel with 2 ceiling roses. There are two large double glazed panoramic low threshold sash windows overlooking the swimming pool area and further double sliding patio doors onto the garden.



FIRST FLOOR

LANDING

7.24m (23'9") x 4.42m (14'6")

The stunning galleried landing overlooks the main entrance hallway and incorporates the stunning chandelier. The landing is beautifully designed with ample space for furniture. Plaster ceiling cornice, ornate ceiling rose. Two large double glazed panoramic low threshold sash windows overlook the front. There is further set of stairs to the second-floor accommodation & LED downlights.

MASTER BEDROOM SUITE

Extending in total to 11.66m (38'3").

MASTER BEDROOM

4.64m (15'3") x 4.32m (14'2")

A lovely room with plaster cornice & moulding to the ceiling, ceiling rose & picture rail. An air conditioning unit, sliding patio doors which give access onto a fabulous fusion style glass and chrome balcony overlooking the rear garden and pool. Several Cat 6 connection points for TV /Internet & Media connection plus some sockets have USB charging for phones. Door leads to the en-suite.

EN-SUITE BATHROOM

4.14m (13'7") x 3.25m (10'8")

A stunning bathroom. Fully tiled walls & floor in porcelain tiles. Featuring a 1780mm Lusso, Picasso Stone Resin bath with freestanding tap & shower attachment. A bespoke double vanity unit designed by Richard Sutton with two Duravit undermounted sinks, marble worktop and mirror fronted cupboards beneath and LED heated, blue-tooth mirror above. There is a wall hung w.c & matching bidet. Large walk-in shower enclosure with a Mira Digital shower with flexi & drencher heads. A waterproof 32" TV that also doubles as a mirror with 2 Cat 6 connections behind. Plaster cornice and ceiling rose, LED downlights and chandelier light point. Large double glazed panoramic low threshold sash windows onto side garden. Door to the dressing room.

DRESSING ROOM

3.56m (11'8") x 3.40m (11'2")

A superb room, with built in bespoke wardrobes which incorporate mirrored door fronts and drawers for his and hers style clothing storage. Plaster cornice and ceiling rose, LED downlights and main chandelier point. The room has two large double glazed panoramic low threshold sash windows that overlook the front of the property.

GUEST SUITE/BEDROOM TWO

4.39m (14'5") x 4.34m (14'3")

A large room with a classic ceiling cornice and matching ceiling rose & picture rail. There are two large double glazed panoramic low threshold sash windows overlooking the rear garden. Several Cat 6 connection points for TV /Internet & Media connection plus some sockets have USB charging for phones. Door to dressing room.

DRESSING ROOM

3.05m (10'0") x 2.13m (7'0")

Fitted with a range of bespoke built-in wardrobes & drawers. There is a large double glazed panoramic low threshold sash window overlooking rear garden. LED downlights. Door to ensuite.



EN-SUITE BATHROOM

3.00m (9'10") x 2.13m (7'0")

Fully tiled with a white suite which comprises a double ended back to wall bath with wall mounted tap/shower fitment, floating vanity wash basin unit with drawers beneath and LED heated mirror above, a wall hung w.c and a walk in Mira digital shower with a flexi and drencher head. LED Downlights. Large double glazed panoramic low threshold sash window overlooking rear garden.

BEDROOM THREE

4.34m (14'3") x 4.11m (13'6")

Well presented with plaster cornice & paneling to the ceiling with a matching ceiling rose and two large double glazed panoramic low threshold sash windows overlooking the front of the property. Several Cat 6 connection points for TV /Internet & Media connection plus some sockets have USB charging for phones. Door to dressing room.

DRESSING ROOM

2.59 (8'6") x 2.0m (6'7")

Fitted with a range of bespoke built-in wardrobes & drawers, door to ensuite

EN SUITE SHOWER ROOM

2.54m (8'4") x 2.01m (6'7")

Fully tiled with a walk in Mira Digital shower with a fixed glass screen and a flexi & drencher head. There is a floating vanity wash basin unit with drawers beneath, an LED heated blue-tooth mirror above, a wall hung w.c. and a large double glazed panoramic low threshold sash window.

SECOND FLOOR

With a skylight window over the stairs giving plenty of natural light

BEDROOM FOUR

6.05m (19'10") x 5.66m (18'7") maximum

With coving to the ceiling, recessed LED lighting. Large dormer opening with double sash window overlooking rear garden. Several Cat 6 connection points for TV /Internet & Media connection plus some sockets have USB charging for phones. Storage cupboard & Door to ensuite.

EN-SUITE BATHROOM

3.10m (10'2") x 2.92m (9'7")

Fully tiled with a white suite comprising a freestanding double ended bath with floor mounted shower / tap. Wall hung w.c, a floating vanity wash basin unit with drawers, an LED heated mirror above and a walk-in Mira Digital shower with a flexi & drencher head. LED Downlights & Large velux window.

BEDROOM FIVE

6.05m (19'10") x 5.18m (17'0")

With coving to the ceiling, recessed LED lighting. Large dormer opening with double sash window overlooking rear garden. Several Cat 6 connection points for TV /Internet & Media connection plus some sockets have USB charging for phones. Door to ensuite.





EN-SUITE BATHROOM

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

Fully tiled with a white suite comprising a freestanding double ended bath with floor mounted shower / tap. Wall hung w.c, a floating vanity wash basin unit with drawers, an LED heated mirror above and a walk-in Mira Digital shower with flexi & drencher head. LED Downlights & Large velux window

BEDROOM SIX

3.20m (10' 7") x 3.46m(11' 5")

With large Velux window to front elevation that gives views of Cleethorpes. Coving to the ceiling, recessed LED lighting and additional loft storage area off. Several Cat 6 connection points for TV /Internet & Media.

OUTSIDE

GARAGE

9.70m (31'10") x 5.82m (19'1")

A large triple brick garage with tiled underfloor heating, two large electric insulated doors, separate plant room housing the pool filter, automatic chlorine doser, pool purifier, pump and boiler for the pool. Ample room to park 3 large vehicles inside. Ample storage over the garage with pull down ladders. Front and rear outdoor taps.

Large number of LED Downlights and a large number of Double sockets. The garage walls and ceilings are all plastered. There is a further courtesy door onto the side garden with double wooden gates to the front giving the rear garden privacy. To the side of the garage is a 10m long brick built shed and to the rear of the garage is the outdoor Bar / Kitchen & entertainment area already mentioned

Double wooden gates open up onto a large and useful space for storage or parking for additional cars, caravan, boat or motorhome and is laid to gravel, leading through to the fabulous rear garden as already detailed. Heated outdoor pool and outdoor entertaining areas make this an amazing space for entertaining. A stunning and very private garden



GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected. Broadband speed and availability can be assessed via <https://checker.ofcom.org.uk> The Laurels has its own Virgin cabinet serving just the 5 houses, current available speed is 500Mbps and an upgrade to a Gigabit is due shortly and the property is equipped with a CAT-6 connection to all rooms for advanced reliability. The property benefits from underfloor heating to all levels and sash style uPVC tilt and slide double glazing. There is a security alarm installed, which includes a video intercom system and recorded CCTV. As the house is only recently completed it comes a very high EPC rating, fantastic levels of insulation and with following warranties or guarantees: 8 years remaining on NHBC equivalent Structural warranty for the building, 8 years warranty on both of the Viessmann Boilers, 23 years on the underfloor heating pipework, 8 years warranty on the windows, 18 years warranty on flat roofs. The property falls under the jurisdiction of the North East Lincolnshire Council and sits within Council Tax Band - G. The property is Freehold (subject to Solicitor's verification) and viewing is highly recommended by appointment only, through the Agents on Grimsby 311000.

COMMUNITY CHARGE

All 5 residents of The Laurels share the costs for street lighting, maintenance of their own private sewerage pump station which pumps into the mains sewers and maintenance of the shared roads and access. The amount paid each year is agreed by mutual consent between the residents who all own an equal share in a maintenance company set up for the purposes of the maintenance. Likely costs for next year are approx. £400-500 per household.



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.

