

# MARTIN MASLIN

**WHITE COTTAGE, HIGH STREET  
NORTH THORESBY  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 5PL**



**A STUNNING DETACHED RESIDENCE DESIGNED WITH GREAT STYLE AND AESTHETIC APPEAL AND PROVIDING SPACIOUS ACCOMMODATION EQUIPPED TO THE HIGHEST STANDARDS.**

**£495,000**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

# The Property

Welcome to an extraordinary home set within one of the areas most highly regarded village locations. This superb property combines the charm of an elegant bungalow design with the practicality of first floor accommodation, all positioned within stunning grounds of approximately 1/3 of an acre. set behind electric gates with a generous driveway, this property offers both privacy and presence.

White Cottage benefits from discreet underfloor heating and extensive uPVC double glazing to the majority of the house and due to its position in the village, great emphasis has been placed on capturing an authentic cottage flavour for its exterior design. The combination of cream render and natural brick works so well and the rustic ambience is continued inside the property where the principal living space features vaulted ceilings with exposed French green oak trusses.

Principal features of the accommodation include the welcoming Reception Hall with French doors through to the rear garden and a useful Cloakroom. The main Lounge is delightful with two distinct sitting areas divided by the centrally positioned brick fireplace. A glazed wall with integral French doors overlooks the garden and beyond the Lounge is the lovely Garden Room which is perfect for a number of purposes. The Dining Kitchen is, without a

doubt, one of the signature rooms of the property being equipped with a comprehensive range of classic cream cabinets and including both granite and butchers block worksurfaces. There is also a useful Utility Room which links through to the Garage.

There are four double Bedrooms in total including the split level Master suite with its Dressing Room and sumptuously appointed Bathroom. Both Bathrooms features state of the art contemporary white suites including separate shower cubicles and are enhanced by the use of travertine tiles.

White Cottage stands within lovely gardens which are becoming established and are principally lawned at the rear with a paved terrace adjacent to the main Lounge. There is a double Garage plus a lovely gravelled front courtyard garden accessed from the road through electrically operated gates.

The village of North Thoresby provides a range of local facilities including a well stocked general store, a D.I.Y shop, two Public Houses and a well regarded Primary school. The village lies within the catchment of Louth schools including King Edward Grammar.

All in all, White Cottage is a lifestyle home of the highest calibre and discerning purchasers who appreciate the appeal of refined quality are advised to view without delay.



# Accommodation

## GROUND FLOOR

### RECEPTION HALL

**5.64m (18'6") x 2.74m (9'0")**

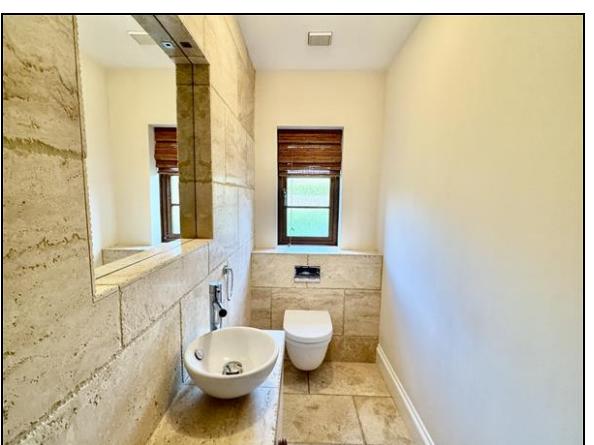
A stylish and welcoming reception area featuring natural brick walls and a brick fireplace. Glazed doors give access through to the garden whilst Velux style roof windows provide additional natural light. The floor features limestone tiling and double doors lead into the Dining Kitchen.



RECEPTION HALL

### CLOAKROOM

With a white low flush w.c. and semi recessed vanity handbasin. Updated with travertine tiles.



CLOAKROOM

### GARDEN ROOM

**5.03m (16'6") x 3.28m (10'9")**

With two glazed screen walls with French doors providing excellent views across the garden, with wood effect laminate flooring.



LOUNGE

### DINING KITCHEN

**7.52m(24'8")x5.03m(16'6")**

A stunning room comprehensively equipped with an excellent range of classic wall and base cabinets in cream with wooden knob style handles and granite worktops incorporating a deep glazed inset sink with a Quooker tap. There is an island unit with an extended butchers block worktop creating a breakfast bar and the kitchen also features a traditional style brick fireplace with extractor designed to accommodate the range style cooker. Built in appliances include a dishwasher and there is also an additional glass fronted chiller for drinks, etc. There is plenty of space for a good size dining table and the room also features a limestone floor and recessed spotlights.



LOUNGE

### UTILITY ROOM

**2.74m(9'0")x2.08m(6'10")**

Equipped with cream cabinets and a single drainer stainless steel sink unit. One door leads outside and another through into the double Garage.

### HALLWAY

A further hallway off the Reception Hall gives access to the bedroom areas.

### MASTER BEDROOM SUITE

A split level suite with a superb spindle balustrade pine staircase linking the first floor bedroom area with the ground floor dressing room and bathroom. Comprising:

## MASTER DRESSING ROOM

**3.61m(11'10")x3.35m(11'0")**

With a range of built in pearwood style wardrobes with part mirrored doors.

## MASTER BATHROOM

**3.35m(11'0")x2.82m(9'3")**

Sumptuously appointed with a contemporary white suite comprising a shaped corner bath with side filler, a wide semi recessed vanity handbasin with mirrored cabinet unit above and a concealed cistern low flush w.c. There is a separate oversize clear shower cubicle with a chrome mixer type shower and the room is enhanced by superb limestone tiling.

## MASTER BEDROOM

**5.28m(17'4")x3.35m(11'0")**

A loft style bedroom with three Velux style windows and a gallery balustrade to the staircase.

## BEDROOM TWO

**4.37m (14'4") x 3.66m (12'0")**

A pleasant room featuring a double wardrobe with an automatic light.

## BEDROOM THREE

**4.37m(14'4")x3.28m(10'9")**

With a double wardrobe and automatic light.

## BEDROOM FOUR

**4.17m(13'8")x3.56m(11'8")**

A delightful room enjoying a lovely view of the rear garden.

## FAMILY BATHROOM

**3.56m(11'8")x2.36m(7'9")**

Beautifully appointed with a contemporary white suite comprising a Victoria and Albert freestanding flared bath, a wide semi recessed vanity handbasin with mirrored cabinet unit above, a concealed cistern low flush w.c. and a quadrant shaped clear shower cubicle with chrome mixer type shower. There are travertine tiles and granite embellishments and there is a heated towel warmer.

## OUTSIDE

White Cottage stands within excellent size rectangular shaped gardens which are a pleasure to see. The rear garden is principally lawned with fenced and hedged boundaries and a paved terrace is positioned adjacent to the main Lounge and Garden Room. The rear garden is interspersed with trees whilst to the front is a gravelled parking area and driveway with a substantial newly planted shrub bed. The front boundary is fenced and hedged and electric double gates provide access to the property from the road.

## DOUBLE GARAGE

**6.10m(20'0")x4.70m(15'5")**

With electric light and power and two pairs of wooden doors giving access from the courtyard driveway.



LOUNGE



GARDEN ROOM



DINING KITCHEN



DINING KITCHEN

## GENERAL INFORMATION

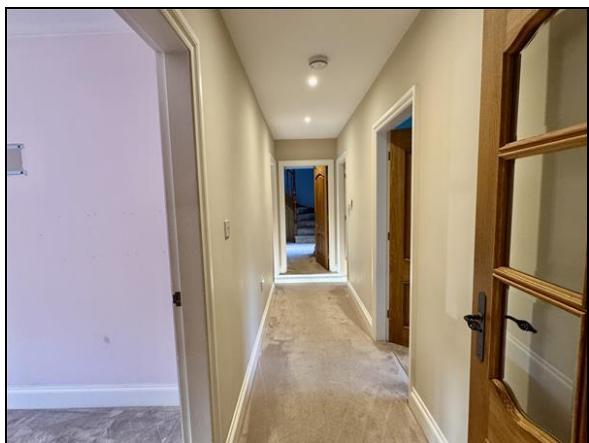
Mains water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. White Cottage has the benefit of underfloor heating connected to the oil fired central heating boiler situated to the side of the Garage. The property has the benefit of uPVC double glazing with the exception of the windows in the Garden Room and Lounge area. It falls within the jurisdiction of the East Lindsey District Council and is in Council Tax Band D. The tenure is Freehold subject to Solicitors verification.

## VIEWING

Strictly via appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be found on Rightmove and our Martin Maslin website.



UTILITY ROOM



HALLWAY



MASTER DRESSING ROOM



MASTER DRESSING ROOM



MASTER BATHROOM



MASTER BEDROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



FAMILY BATHROOM



OUTSIDE



OUTSIDE

**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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