

MARTIN MASLIN

**GREAT GABLES
23 WOAD LANE
GREAT COATES
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 9NB**



FABULOUS DETACHED FAMILY RESIDENCE OVERLOOKING FIELDS, SYMPATHETICALLY ENLARGED. FEATURING OPEN PLAN ACCOMMODATION INCLUDING THREE RECEPTION ROOMS, A STUNNING LIVING KITCHEN, FOUR/FIVE BEDROOMS, TWO ENSUITE SHOWER ROOMS AND A FAMILY BATHROOM. SET IN WONDERFUL PRIVATE GARDENS WITH ELECTRIC DOUBLE GATES.

£460,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

Great Gables is a fabulous detached family residence set within extensive grounds overlooking fields on the fringe of this popular village. Virtually unrecognisable from the original home the property has been sympathetically rebuilt and extended beyond expectations by the present owners to create a first class stunning four/five bedroom dwelling capturing an elegant and sophisticated open plan farm style interior with the 'WOW' factor.

No stone has been left unturned from the new roof to major building works including various extensions, creating a spacious Reception Hall and staircase with galleried Landing, three individual Reception Rooms, an outstanding Living/Dining Kitchen, a further large Utility Kitchen, Shower Room/Utility and Boot Room. Upstairs there are four great size Bedrooms including the principal and guest suites with Shower Rooms and a large Family Bathroom. The majority of the Ground Floor is fitted with engineered oak flooring and has been designed with extra wide doors suitable for disabled access.

On entering one is greeted by an impressive and well designed Reception Hall from where the return staircase rises to the galleried Landing, a modern Cloakroom and a large Utility/Shower Room which has plumbing in-situ for redesigning if required. Across from the hall are two lovely bay fronted Reception Rooms providing great flexibility, one currently used as a Snug/Bedroom Five and the other a good size Home Office/Playroom. The spacious main Sitting Room is positioned at the end of the hall with French doors overlooking the rear garden and featuring a brick fireplace with Hunter cast iron log burning stove.

An open plan doorway leads directly into a stunning farmhouse style Living Kitchen extending to 26' in length displaying a range of shaker style cabinets in a Tewkesbury Stone grey finish complete with a large island unit, quartz worktops and floating oak breakfast bar. The kitchen is well equipped with a host of quality AEG appliances and has been designed for entertaining with a large dining area and extra fridges with pull-out drinks cabinets and ice making machine. Beyond is a large Utility/Preparation Kitchen and a useful Boot Room with integral door to the Garage.

At the first floor level there is a superb galleried Landing with access to the boarded loft space. There are four large bedrooms including the excellent principal Bedroom with an ensuite Shower/Wet Room and the guest Bedroom with a bespoke Shower Room. Completing the accommodation is a spacious and breathtaking family Bathroom, beautifully tiled with Hudson and Reed tap fittings, featuring a roll top bath and designer walk in glass shower.

Occupying an extra wide plot, Great Gables is approached through electric double gates onto a large gravel driveway serving an integral Garage with additional parking. The front garden is laid to lawn set behind a mature laurel hedge with hidden gate adding extra privacy whilst the rear garden is also a delight to see with its extensive modern grey patio spanning the rear of the house. To the side is a newly created purpose-built barbecuing area complete with a large gazebo available by separate negotiation. The main garden is lawned and landscaped with pathways, various quality sheds and is enclosed by fencing ensuring privacy for the present owners. A fabulous and individual family home not to be missed and sensibly priced - viewing is absolutely essential.



Accommodation

A panelled canopy entrance porch with hardwood front door leads directly into the Reception Hall.

RECEPTION HALL

6.78m (22'3") x 5.56m (18'3")

A lovely inviting hallway from where the return staircase leads to a lovely galleried Landing. The hall has an engineered oak floor continuing through most of the ground floor areas. Beneath the staircase is a large storage cupboard and recess for freestanding furniture.



RECEPTION HALL

CLOAKROOM

With travertine tiling and a white suite comprising W.C, slimline vanity unit with mono tap and a chrome heated towel rail. It has an extractor fan and a uPVC double glazed window.

UTILITY/SHOWER ROOM

2.77m (9'1") x 1.90m (6'3")

A well-fitted utility room with plumbing facilities if required. Currently fitted with worktops, designer sink with mono taps, wall mounted storage cupboard and plumbing for a washing machine and tumble dryer. It has a tiled floor with towel warmer and a uPVC double glazed side window.



STUDY/BEDROOM FIVE

STUDY/BEDROOM FIVE

5.05m (16'7") x 3.35m (11'0")

A lovely relaxing room with an accent wall, coving to the ceiling, a radiator and a uPVC double glazed bay front window.

PLAYROOM/OFFICE

5.05m (16'7") x 3.35m (11'0")

Another versatile room currently used as a home office with coving to the ceiling, a radiator and a uPVC double glazed bay front window,



PLAYROOM/OFFICE

SITTING ROOM

6.93m (22'9") x 4.44m (14'7")

A charming room with an open doorway to the Living Kitchen featuring an exposed deep brick chimney breast housing a Hunter cast iron log burning stove with solid over mantle. There are two uPVC double glazed windows, coving to the ceiling, a radiator and French uPVC double glazed doors giving views and access to the rear garden.



SITTING ROOM

LIVING KITCHEN

7.72m (25'4") x 5.49m (18'0")

Forming the hub of this wonderful home a magnificent country-style living kitchen, bespoke to the current owners, designed in a soft stone grey colour scheme with solid oak worktops and matching centre island with quartz top and solid floating breakfast overhang. There is a Belfast pot sink with a double mixer tap, additional hot water tap and display cabinets. A host of integrated appliances include an AEG pyrolytic oven and grill with warming drawer beneath, an induction hob with pull-out overhead extractor fan and an integrated dishwasher. To the other side of the kitchen there is a matching display cabinet incorporating an undercounter fridge, pull-out drinks cabinet and a specially designer water/ice making unit. The engineered oak floor flows through into a large open plan dining area with freestanding display cabinets, a dresser with built-in wine rack and space for table and chairs. There are two radiators, a large uPVC side window and French double glazed doors giving views and access onto the rear garden.



LIVING KITCHEN

UTILITY ROOM

3.66m (12'0") x 3.56m (11'8")

Larger than many kitchens, a superb and well-designed Utility Room with a matching range of soft stone grey cabinets complemented by solid oak worktops and a 1.5 bowl sink with a stylish swan neck mixer tap and matching upstands. There is plumbing for an American fridge, an AEG eye -level oven, integrated dishwasher and plenty of storage. It has a ceramic tiled floor and a uPVC double glazed front window.



LIVING KITCHEN

BOOT ROOM

2.84m (9'4") x 1.78m (5'10")

A useful room ideal for storage as well as featuring a large built-in cupboard housing the combination central heating boiler and the unvented tank with pressurised system. It has a courtesy door into the Garage whilst a further composite door provides access onto the Rear Garden.



UTILITY ROOM

FIRST FLOOR LANDING

4.32m (14'2") x 3.05m (10'0")

A large galleried landing with a deep stairwell and spelled balustrade. Tastefully decorated to match the main Hallway it has coving to the ceiling and access to the fully boarded loft space with power and light.



BOOT ROOM

BEDROOM ONE

6.73m (22'1") x 3.99m (13'1")

An impressive principal bedroom suite spanning the width of the house. The main bedroom features a panelled wall, freestanding furniture, a radiator and a uPVC double glazed front window.

EN-SUITE SHOWER ROOM ONE

3.96m (13'0") x 2.92m (9'7")

Well designed with travertine quality tiling featuring a wet-room style walk-in shower with fixed glass panel and thermostatic Aqualisa quartz shower. It has a W.C, pedestal washbasin, wall mounted vanity cabinet, chrome heated towel rail and a uPVC double glazed rear window.

BEDROOM TWO

4.83m (15'10") x 2.87m (9'5")

A lovely double bedroom ideal for guests with a radiator, built in storage and a uPVC double glazed rear window.

EN-SUITE SHOWER ROOM TWO

A stunning and bespoke shower room with porcelain tiled floors and walls, fitted with an indigo blue and white suite comprising W.C, floating vanity unit with ceramic sink and brass coloured mono tap and further walk-in designer shower in a glass and gold finish with a drencher head and handset. It has a gold towel rail and an extractor fan.

BEDROOM THREE

4.88m (16'0") x 3.96m (13'0")

Another good size double bedroom with a radiator and uPVC double glazed front window.

BEDROOM FOUR

4.32m (14'2") x 3.28m (10'9")

With part sloping ceiling, a radiator and uPVC double glazed front window.

FAMILY BATHROOM

4.32m (14'2") x 3.28m (10'9")

A fabulous and impressive bathroom with a range of well designed tiling incorporating display shelves and wall panelling. Fitted with a white suite comprising: W.C, pedestal washbasin with Hudson and Reed taps, freestanding claw footed panel bath with telephone mixer taps and an additional designer walk-in chrome and glass shower with drencher head and extra handset. A stunning bathroom complete with marble effect tile floor with underfloor heating, recessed lighting, traditional towel rail and a uPVC double glazed rear window.

INTEGRAL GARAGE

4.88m (16'0") x 3.30m (10'10")

With power and light, electric roller front door and courtesy door into the Boot Room.

OUTSIDE

Great Gables occupies a lovely wide frontage screened by mature laurel hedgerows with solid electric double gates opening onto a generous gravelled driveway leading in turn to the Garage. The front garden is neatly laid to lawn with a hidden front gate providing access to the front door. To the side of the house a newly created barbecue area has been cleverly designed for entertaining with a gazebo available by separate negotiation. Within the garden there are various purpose-built sheds providing log stores, outdoor storage and a chicken run. Behind the Kitchen and Sitting Room French doors open onto a delightful grey Indian sandstone patio spanning the rear of the property, ideal for relaxing. There is a generous neat lawned garden with raised beds and close bordered fencing ensuring privacy for the present owners.



FIRST FLOOR LANDING



BEDROOM ONE



EN-SUITE SHOWER ROOM ONE



BEDROOM TWO

GENERAL INFORMATION

Mains, gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Ideal combination central heating boiler located in the Boot Room and the property has the benefit of uPVC framed double glazing. The Local Authority is the North East Lincolnshire Council and the property is in Council Tax Band C. The tenure is Freehold subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary and drone video can be seen on Rightmove and the Martin Maslin website.



BEDROOM THREE



BEDROOM FOUR



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.



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk