

MARTIN MASLIN

WESTLANDS
STATION ROAD
NORTH THORESBY
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5QS



Originally built in the mid-1930's, Westlands has been in the ownership of one family since 1937 and its availability for purchase represents a very rare opportunity indeed! Extended from the initial layout and progressively upgraded, the house now offers cherished, family size accommodation which must be viewed to be appreciated fully. Comprising: - Reception Hall, Lounge, Sitting Room, Sun Room, Dining Kitchen with pantry, Rear Lobby, Utility/Cloakroom, Four Bedrooms (Master with ensuite Bathroom/Sauna), Family Bathroom, Loft/Hobby Rooms, Garaging for three vehicles and workshop/store. The house benefits from uPVC double glazing, storage heaters and a security system and it is set within mature grounds of around 0.3 of an acre. It is located on the southern side of Station Road and the main elevation looks westwards into its own garden. A very special property - viewing recommended. EPC Rating - E.

£450,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

GROUND FLOOR

RECEPTION HALL

A welcoming entrance area from where the staircase with panel balustrade leads to the first floor accommodation. There is a useful understairs storage cupboard and a recessed storage heater. A door opens from the Hall into the garages.

LOUNGE

5.49m (18'0") x 3.66m (12'0") plus bay

A lovely room with double aspect windows and a traditional tiled fireplace with an open grate. There are wall light points, a storage heater and an oak strip wooden floor beneath the carpet.



LOUNGE

SITTING ROOM

4.32m (14'2") x 3.96m (13'0")

A cosy room featuring a multi-fuel stove connected to the hot water system and two upstairs radiators. Glazed double doors open to the Sun Room and a window looks out across the main lawned garden. Within the recess to the side of the chimney breast, there are drawers and a cupboard and in addition there is a high level cupboard with glazed doors. Storage heater.



SITTING ROOM

SUN ROOM

4.39m (14'5") x 3.81m (12'6")

Currently used as a formal dining room and with a woodstrip floor, a pine panelled ceiling, twin patio style doors opening to the garden and a storage heater.



SUN ROOM

DINING KITCHEN

4.09m (13'5") x 3.28m (10'9")

Comprehensively appointed with a range of golden oak finish wall and base cabinets with cream worktops incorporating a single drainer sink unit. Built in appliances comprise a Stoves electric oven, a Stoves electric hob with extractor canopy above, a dishwasher, a microwave oven and a fridge freezer. An adjoining lobby area gives access to the useful walk-in shelved pantry and there is a storage heater.

REAR ENTRANCE LOBBY

UTILITY ROOM/CLOAKROOM

2.69m (8'10") x 1.70m (5'7")

With a sink unit, provision for appliances, a range of cupboards and a white w.c.

FIRST FLOOR

LANDING

With a pull down ladder giving access to two adjoining hobby/storage rooms within the loft area.

MASTER BEDROOM

4.95m (16'3") x 3.30m (10'10")

An excellent size bedroom with a storage heater and a door opening to the en-suite Bathroom.



DINING KITCHEN

ENSUITE BATHROOM

3.40m (11'2") x 3.28m (10'9")

With a white suite comprising a panel bath, a vanity washbasin, a w.c. and a clear, rectangular shower cubicle housing the Triton electric shower. There is a one-person sauna cabin, a storage heater and a radiator.

BEDROOM TWO

3.96m (13'0") x 3.66m (12'0")

With a tiled fireplace, a wardrobe and patio style doors opening to a balcony area. Storage heater.

BEDROOM THREE

3.66m (12'0") x 3.05m (10'0")

With double aspect windows and a storage heater.

BEDROOM FOUR

3.66m (12'0") x 2.34m (7'8")

With a storage heater.

FAMILY BATHROOM

3.91m (12'10") x 1.73m (5'8")

With a cream suite comprising a panel bath, a pedestal washbasin, a w.c. and a clear shower cubicle housing the Trevi mixer shower. An airing cupboard houses the hot water cylinder and there is a radiator.

OUTSIDE

DOUBLE GARAGE

5.99m (19'8") x 5.49m (18'0")

With electric light and power.

SINGLE GARAGE

5.84m (19'2") x 3.35m (11'0")

With electric light and power.

WORKSHOP/STORE

6.71m (22'0") max x 5.54m (18'2") max

With electric light and power.

Westlands stands within established grounds extending to around 0.3 of an acre. It is approached via a block paved driveway which opens to provide further parking spaces and access to the garages. Mature trees and shrubs effectively screen the house from the road with the main elevation looking westwards into its own lawned gardens. Behind the house there is a sizeable vegetable garden, a greenhouse and a coal bunker.

SERVICES

Mains water, electricity and drainage are connected. Broadband speeds and availability can be assessed via <https://checker.ofcom.org.uk>

HEATING

Comprises off-peak electric storage heaters and two radiators connected to the multi-fuel stove in the Sitting Room.



MASTER BEDROOM



ENSUITE BATHROOM



BEDROOM TWO



BEDROOM THREE

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

SECURITY

A security alarm system is installed including CCTV cameras.

LOCAL AUTHORITY

East Lindsey District Council.

COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band E.

TENURE

Freehold - subject to Solicitor's verification.

PLEASE NOTE

Planning Permission was granted in May 2021 to undertake a major programme of remodelling and extension of Westlands. The approved plans can be seen via the East Lindsey District Council planning website using reference N/133/00480/21. It is the intention of the vendors to transfer the Westlands name to their new property which is located nearby.

VIEWING

By appointment through the Agents on Grimsby 311000. A video presentation of the property can be seen on our own website and Rightmove.

LOCATION AND AMENITIES

Westlands is located on the southern side of Station Road. The village of North Thoresby provides a well stocked general store, two Public Houses, a hot food takeaway and a Primary School. The towns of Louth and Grimsby are just a few miles drive away.



FAMILY BATHROOM



GARAGES



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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