

# MARTIN MASLIN

49 WELHOLME AVENUE  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN32 0DZ



A DISTINGUISHED AND MOST APPEALING SEMI DETACHED HOUSE DATING BACK TO 1927. SIGNIFICANTLY ENLARGED OVER THE YEARS FEATURING A BEAUTIFUL PANELLED HALLWAY, FOUR INDIVIDUAL RECEPTION ROOMS, AN UNUSUAL LANDING, FOUR EXCELLENT SIZE BEDROOMS AND TWO BATHROOMS. STANDING WITHIN EXTENSIVE AND MATURE GROUNDS RESEMBLING A QUINTESSENTIAL OLD ENGLISH GARDEN. A REMARKABLE HOME WHICH MUST BE VIEWED.

£320,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)



# The Property

Occupying a central position along Welholme Avenue, a substantial semi detached house steeped in history and thought to have its origins around 1927. Set within extensive and mature grounds resembling a quintessential old English garden featuring ornate walls, shaped lawns and a further large apple orchard with a summerhouse in one corner.

Significantly extended over the years No. 49 has been home to the same family for almost 45 years, lovingly cared for together with many original features and now requiring some slight updating to improve to taste. Noteworthy features include a wonderful panelled Reception Hall, four individual Reception Rooms, a superb and unusual Landing with beamed ceiling, four excellent size Bedrooms and two Bathrooms. Many of the original features still remain including brick fireplaces, wood block parquet floors and some stained glass leaded windows whilst the rewiring has been updated and a new boiler was installed in 2021.

Principal accommodation includes a superb panelled Reception Hall with a beamed ceiling and oak staircase rising to the first floor. Within the hallway there are three highly individual reception rooms including the charming bay fronted Dining Room with its ornate brick fireplace and oak floor, the relaxing Sitting Room overlooking the front garden and the delightful Music Room with its window seat and glazed door opening onto the rear patio.

Leading on from the hall is a further Inner Hall with the original parquet wood block floor serving a Cloakroom with W.C, a Utility Room and a further Play Room/Sun Room with its lovely ornate bay window overlooking the front garden.

The kitchen is a good size with a range of units and a serving hatch through to the Music Room and patio doors to the rear garden.

At first floor level there is an unusually large 11' squared Landing with its 8'10" high Mansard panelled roof. There are four excellent size double Bedrooms, the principal Bedroom with fitted wardrobes, bay window and its own ensuite Bathroom. In addition there is the main Family Bathroom and a separate Toilet.

Hidden from the roadside, the generous driveway is approached through a tree lined access leading in turn to a large tandem length Garage (including a coal house and separate W.C.) In the Agents opinion the mature and extensive rear garden forms one of the main attractions of the property. It features shaped lawns, ornate walls, various patio areas with winding pathways and a brick canopy providing entrance into a further apple orchard.

The orchard is heavily planted with herbaceous plants and shrubs and features mature trees, a lovely summer house in one corner and a tiled patio which was once the base of the original greenhouse, ideal for relaxing in the summer months. The gardens are truly magnificent and matured over 100 years, offering the avid gardener the perfect opportunity to establish further. A truly remarkable home which must be viewed to appreciate all on offer.





# Accommodation

## ENTRANCE PORCH

A part enclosed entrance porch with an exterior light.

## RECEPTION HALL

5.59m (18'4") x 3.30m (10'10")

A wonderful spacious hallway accessed by the original front door. In fact, a room in itself with the original wall panelling, beamed ceilings and a return staircase leading to the first floor Landing. It has a radiator and a useful understairs storage cupboard.



RECEPTION HALL

## DINING ROOM

5.59m (18'4") into bay x 4.27m (14'0")

A well proportioned dining room with a deep walk-in bay window with secondary glazing. It has an oak panelled floor and a prominent exposed brick ornate fireplace with open grate. It has a panelled ceiling, a radiator and deep skirting boards.



DINING ROOM

## SITTING ROOM

4.88m (16'0") x 4.27m (14'0")

A lovely room overlooking the rear garden, well presented with a brick fireplace housing a living flame style gas fire, built-in wall unit, a radiator and a French double glazed rear door opening onto the garden.



SITTING ROOM

## MUSIC ROOM

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

Another good size room with a brick fireplace, a pleasant window seat and a single glazed door opening onto the garden.



MUSIC ROOM

## INNER HALL

With a wood block floor and a single glazed door leading onto the driveway.

## CLOAKROOM

With a white suite comprising W.C, handbasin and an original stained glass side window.

## UTILITY ROOM

1.35m (4'5") x 1.35m (4'5")

With plumbing for a washing machine, vent for a tumble dryer and built-in storage space.

## PLAY ROOM/SUN ROOM

3.38m (11'1") to cupboards x 2.62m (8'7")

With built in storage space and an angled ornate single glazed bay window overlooking the front garden and driveway.

## KITCHEN

4.78m (15'8") x 3.43m (11'3")

A good size kitchen with a range of base and wall mounted units with complementary worksurfaces incorporating a 1.5 bowl sink with mixer taps and a tile splashback. The kitchen has a range of quality Miele appliances including a ceramic hob with matching oven, overhead extractor fan, built-in microwave and plumbing for an automatic washing machine. It has a ceramic tile floor with space for a table and chairs, a serving hatch through to the Music Room, a radiator and a sliding double glazed door onto the rear garden.

## FIRST FLOOR

### LANDING

0.43m (1'5") x 3.35m (11'0")

A substantial landing with an unusually high Mansard ceiling, approaching 8'10" in height. It has built-in useful storage cupboards along one wall and a radiator.

### BEDROOM ONE

5.21m (17'1") to wardrobe/into bay x 3.84m (12'7")

A lovely size double bedroom with fitted wardrobes forming a large double bed recess with matching bedside tables and overhead storage cupboards. It has a radiator and a delightful walk-in original leaded bay window to the front aspect.

### ENSUITE BATHROOM

3.38m (11'1") x 3.35m (11'0") max

A spacious bathroom with a violet coloured suite comprising W.C, pedestal washbasin and a cast iron bath with electric shower over and a rail/curtain. It has a radiator and an original leaded front window.

### BEDROOM TWO

4.88m (16'0") x 3.81m (12'6") max

A lovely size double bedroom with fitted wardrobes forming a double bed recess with matching bedside tables and overhead storage. It has a built-in storage cupboard, a radiator and a secondary glazed original leaded window overlooking the rear garden.

### BEDROOM THREE

4.67m (15'4") x 3.40m (11'2")

Another good size dual aspect bedroom with a radiator and views onto the rear garden.

### BEDROOM FOUR

4.57m (15'0") x 3.38m (11'1")

With a radiator and a uPVC double glazed front window.

### BATHROOM

2.26m (7'5") x 2.13m (7'0")

Fully tiled with a white suite comprising washbasin, bidet and a cast iron bath with electric shower over. It has a traditional towel rail and a secondary glazed original leaded window.

### TOILET

With a separate W.C. and an original stained glass leaded window.

### GARAGE

11.46m (37'7") x 3.99m (13'1")

A large tandem length garage with power and light. Included in the garage is a useful coal house and W.C. with handbasin.



PLAY ROOM/SUN ROOM



KITCHEN



KITCHEN



LANDING



## OUTSIDE

Hidden from the roadside the house is accessed via a mature tree lined driveway leading in turn to the large garage. The front garden is lawned with mature laurels and shrubs and a beautiful magnolia tree. In the Agents opinion the rear garden with its quintessential feel, carefully matured over 100 years is certainly one of its most attractive features. Lawned gardens extend around deep planter borders with beautiful stonework creating a unique feature almost unseen in this area for many years. Flowering shrubs produce an abundance of colour and beyond lies a mature apple orchard with a summer house in one corner, further raised lawns and a lovely tiled base which was once the greenhouse. The gardens are well screened by fencing ensuring privacy for the present owners and with its position provides plenty of sunshine during the summer months.

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the gas central heating boiler located in the kitchen (installed 2021) and the property has the benefit of a Hive system, some uPVC framed double glazing, an EV car charging point and a security alarm. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band E. The tenure is Freehold - subject to Solicitors verification.

## VIEWING

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



BEDROOM ONE



ENSUITE BATHROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR





BATHROOM



OUTSIDE - FRONT



REAR GARDEN



REAR GARDEN



REAR GARDEN



REAR GARDEN

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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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