

MARTIN MASLIN

46 FAIRWAY DRIVE
HUMBERSTON
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4ZQ



A STUNNING DETACHED FAMILY RESIDENCE ENJOYING A MODERN LIFESTYLE GARDEN. REDESIGNED IT NOW FEATURES A FABULOUS LIVING KITCHEN WITH MEDIA WALL, SUPERB LOUNGE, FOUR EXCELLENT SIZE BEDROOMS AND A FAMILY BATHROOM. BEAUTIFULLY PRESENTED OFFERING SPACE AND COMFORT IN EQUAL MEASURE.

£445,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Forming one of the flagship houses on this modern development, No. 46 is a stunning detached family residence enjoying a modern garden with a putting green, possibly one of the best of its kind currently available.

Redesigned by the present owners to create their dream home which is sure to appeal to many buyers, it features a stunning Living Kitchen with a built-in media wall and fireplace, a superb panelled Lounge, four excellent size double Bedrooms including an impressive principal bedroom suite complete with Dressing Room and ensuite Shower Room. All of the bathrooms have designer Sottini suites in white and there is a Jack and Jill shower room as well as the Family Bathroom.

The interior is beautifully presented throughout with LVT flooring, a modern black staircase with panelling and designer wallpaper. The house offers space and comfort in equal measure and must be viewed to appreciate all on offer.

Principal features of the accommodation include a welcoming and modern panelled Entrance Hall with a striking black staircase rising to the first floor Landing. A warm and inviting Lounge awaits with its designer wallpaper, a new fireplace with a smart remote controlled fire and patio doors looking out onto the garden. There is a further large Study/Play Room and a stunning redesigned Living Kitchen.

The Living Kitchen features a superb split face quartz media wall including a TV recess and an electric fire beneath. The shaker style kitchen has a range of cabinets in a soft ivory white finish with a matching centre island and bifold doors overlooking the garden. There is a host of integrated appliances, a separate Utility Room and Cloakroom with W.C.

A spacious galleried Landing with a deep stairwell serves four excellent Bedrooms including the Jack and Jill Shower Room, principal Bedroom Suite and three further double Bedrooms. In addition there is a modern Family Bathroom with an upgraded Sottini suite and a modern shower.

The house stands at the head of a private driveway enjoying a superb lifestyle rear garden. Featuring a large patio spanning the rear of the house and an immaculate artificial lawn incorporating a professional turf putting green for the golf enthusiast. In the far corner is a beautiful porcelain tile patio screened by fencing whilst a further west facing garden enjoys the evening sunshine. An absolute gem, viewing essential.



Accommodation

A smart canopied front entrance porch with composite door leads directly into the entrance hall.

ENTRANCE HALL

3.38m (11'1") x 3.12m (10'3") max

A lovely inviting hallway, tastefully decorated with wall panelling and a striking black staircase rising to the first floor part galleried Landing. It has a radiator and a useful understairs storage cupboard. Quality LVT flooring flows through the ground floor areas.



ENTRANCE HALL

LOUNGE

4.90m (15'13") x 1.52m (5'0")

A stunning lounge with wall panelling and an LVT floor. The focal point is a central new fireplace featuring an oak surround with smart bluetooth electric fire set on a granite hearth. The room enjoys views onto the front and rear gardens with double glazed patio doors giving access onto the rear garden.



LOUNGE

STUDY

3.35m (11'0") x 2.21m (7'3")

A useful room with a radiator and a uPVC double glazed window fitted with plantation shutter blinds.



STUDY

LIVING KITCHEN

6.30m (20'8") x 3.89m (12'9") MAX

Redesigned by the present owners to create the ultimate living kitchen with bifold double glazed doors opening onto the rear garden. Beautifully designed with a range of shaker style cabinets in a subtle cream finish with quality Minerva Italian worktops. It has a deep belfast sink with brushed chrome mixer taps, a solid oak window mantle and panelling to the walls. Forming part of the kitchen is a large breakfast island with solid oak worktop and plenty of seating. It has a range of built-in cupboards and cabinets whilst on the far wall is a split face quartz feature wall with TV recess and a plasma inset electric fire. Built-in appliances include a black smoke induction hob with an individually designed canopy extractor fan, an eye level fan assisted oven and microwave, full height refrigerator and an integrated dishwasher. Tastefully decorated the kitchen has plenty of power points and an LVT floor flowing through into the Utility Room and Cloakroom.



LIVING KITCHEN

UTILITY ROOM

1.85m (6'1") x 1.65m (5'5")

Fitted with a Minerva Italian worktop with matching upstands, built-in storage cupboard, plumbing for a washing machine and a vent for a tumble dryer. It has a uPVC double glazed side window, a radiator and an integral door into the Garage.

CLOAKROOM

A smart cloakroom with a white suite comprising W.C. and a slimline pedestal handbasin. It has a radiator and an extractor fan.

FIRST FLOOR

LANDING

4.50m (14'9") x 2.67m (8'9")

A spacious landing with a spelled balustrade creating a deep stairwell. It has coving to the ceiling, panelling to dado height and a useful storage cupboard.

BEDROOM ONE

8.25m (27'1") x 4.60m (15'1")

Complete with a walk-in Dressing Room and a private ensuite Shower Room.

Well decorated with wall panelling, laminate flooring and designer William Morris wallpaper. It has two double glazed dormer windows to the front complete with radiators and plantation shutter blinds.

DRESSING ROOM/BEDROOM FIVE

2.77m (9'1") x 2.62m (8'7")

A well designed dressing room fitted with a range of mirrored wardrobes incorporating a dressing table recess with shelving, coving to the ceiling, a radiator and a uPVC double glazed window.

ENSUITE SHOWER ROOM

2.62m (8'7") x 2.13m (7'0")

A modern part tiled shower room with a white Sottini suite comprising W.C, pedestal washbasin and a panel bath with mixer tap. It has a walk-in double shower with drencher head and separate handset. There is a heated chrome heated towel rail, LVT flooring and a uPVC double glazed side window with plantation shutter blind.

BEDROOM TWO

4.57m (15'0") x 3.07m (10'1")

A large double bedroom with connecting door to a Jack and Jill shower room. It has a radiator and a uPVC double glazed front window.

ENSUITE SHOWER ROOM

With a white Sottini suite comprising W.C, pedestal washbasin and a walk-in shower. It has an electric unit with roman sliding glass door, a chrome heated towel rail, LVT flooring and a uPVC double glazed side window.

BEDROOM THREE

3.35m (11'0") x 3.05m (10'0")

With an accent wall, a radiator and a uPVC double glazed rear window.

BEDROOM FOUR

3.05m (10'0") x 2.84m (9'4")

With a radiator and a uPVC double glazed window.

FAMILY BATHROOM

3.48m (11'5") x 1.70m (5'7")

Another lovely bathroom with a Sottini suite comprising W.C, pedestal washbasin and a panel bath with mixer tap. It has tiling to the walls, a walk-in double shower with thermostatic unit and sliding door and a chrome heated towel rail. There is an LVT floor and a uPVC double glazed window.



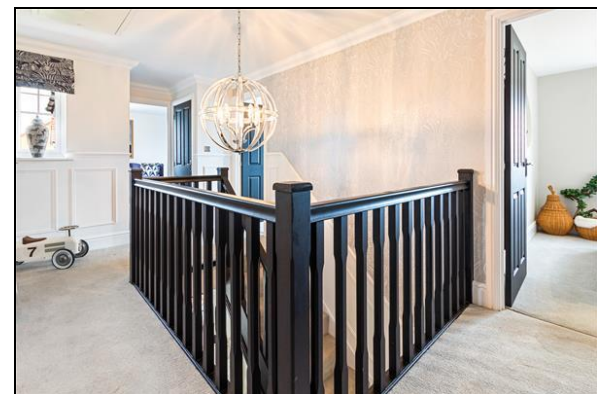
LIVING KITCHEN



LIVING KITCHEN



UTILITY ROOM



LANDING

GARAGE

6.10m (20'0") x 5.31m (17'5")

With power and light, electric folding front door and courtesy doors to the rear garden and Utility Room.

OUTSIDE

The property is approached by a long tarmac driveway with right of way over the neighbouring properties. The front garden has been landscaped with a block paved driveway and an attractive artificial grass feature. In the Agents opinion the rear garden forms one of the main attractions of this property, possibly one of the best of its kind currently available on the market. Beautifully landscaped with a flag paved patio spanning the rear of the house leading onto a manicured artificial lawned garden, cleverly designed to incorporate a professional turf putting green ideal for the golf enthusiast. The garden is further enhanced by white stone boulders creating a striking border whilst a porcelain patio is nicely positioned in one corner to enjoy the evening sunshine. The gardens are fenced to the perimeters and have a side gate leading to an additional west facing garden ideal for 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 Logic Combi Espri 35 boiler located in the Garage and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band F. 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



BEDROOM ONE



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



BATHROOM



OUTSIDE



OUTSIDE



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.

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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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