

# MARTIN MASLIN

WELLINGTON HOUSE, CHEAPSIDE  
WALTHAM  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 0HT



An impressive, contemporary style detached house, built-in 2019 by Spartan Property Developers Ltd and offering excellent family size accommodation with an open plan layout at ground floor level which must be seen to be appreciated. With a Reception Hall to the front, the accommodation then opens up to a 38'0" maximum length (approx 11.6 metres) principal Living Kitchen providing immense flexibility of layout and a Kitchen area equipped to the highest of standards. There is a Utility Room and a Cloakroom whilst upstairs there are three double Bedrooms (the Master with its own en-suite Shower Room) and a beautiful Family Bathroom with a white suite including a Bidet. There is an integral single Garage, a huge sett paved parking forecourt to the front with a flower and shrub border and a lovely lawned rear garden with patio and greenhouse. This is a very special home perfect for those who want to experience true open plan living. EPC Rating - B

£359,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

## THE ACCOMMODATION COMPRISES:-

### GROUND FLOOR

#### ENTRANCE HALL

With a door opening through to the principal Living Kitchen.

#### LIVING KITCHEN

**11.58m (38'0")max x 5.49m (18'0")**

A room of immense proportions forming the hub of the living accommodation and providing flexible space for a variety of layouts. The Kitchen area is equipped with a superb range of stone grey wall and base shaker style cabinets with marble granite style worksurfaces incorporating an inset 1.5 bowl sink unit. Built-in appliances comprise a Bosch electric oven, a Bosch microwave oven, a slimline dishwasher, an induction hob with contemporary style extractor canopy above, a fridge freezer. Patio style doors open to the patio and the staircase with glass balustrade leads to the first floor.

#### UTILITY ROOM

**3.96m (13'0") x 2.01m (6'7")**

Equipped with a range of units matching those in the kitchen with speckled worksurfaces incorporating a single drainer cream composite sink unit. There is space and provision for appliances and one door leads out to the garden whilst another opens to the Garage.

#### CLOAKROOM

Beautifully tiled and with a white suite comprising a w.c. and a handbasin.

### FIRST FLOOR

#### LANDING

With a glass balustrade to the staircase.

#### MASTER BEDROOM

**4.39m (14'5")max x 4.37m (14'4")**

With a front bay window, a central heating radiator and a door opening to the en-suite Shower Room.

#### ENSUITE SHOWER ROOM

**3.71m (12'2") x 1.40m (4'7")**

Stylishly appointed with a white suite comprising a washbasin with illuminated mirror above, a w.c. and a larger than average shower enclosure with a twin head mixer shower. The walls are beautifully tiled and there is a heated towel warmer.

#### BEDROOM TWO

**4.57m (15'0")max x 2.69m (8'10")**

With a central heating radiator.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN

### BEDROOM THREE

3.58m (11'9") x 2.67m (8'9")

With a central heating radiator.

### FAMILY BATHROOM

2.64m (8'8") x 2.57m (8'5")

A stunning bathroom with a white suite comprising a panel bath with a mixer/shower tap, a vanity washbasin with illuminated mirror above, a w.c. and a bidet. There is heated towel warmer and the walls are beautifully tiled.

### OUTSIDE

### GARAGE

6.71m (22'0") x 2.62m (8'7")

A very good size garage with an electrically operated roller door, an internal door linking to the Utility Room and a wall mounted Glowworm gas boiler.

The house stands within rectangular shaped gardens which are principally laid to sett paving at the front to provide parking for several vehicles if required. There is a gravelled area to the side of the property whilst at the rear there is a superb paved patio ideal for al-fresco dining and entertaining plus a lawned garden, fenced boundaries and a greenhouse.

### GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises underfloor heating at ground floor level and radiators and heated towel warmers upstairs connected to the Glowworm gas boiler in the Garage. The property has the benefit of grey uPVC framed double glazing and a security alarm system and it falls within the jurisdiction of North East Lincolnshire Council, being in Council Tax Band E. The tenure is Freehold - subject to Solicitors verification.

### VIEWING

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

### LOCATION AND AMENITIES

The property is located on the eastern side of Cheapside approximately three quarters of a mile from the heart of Waltham. The village provides an excellent range of shopping and social facilities and good schooling and the popular Waltham Windmill Golf Club is nearby.



LIVING KITCHEN



UTILITY ROOM



CLOAKROOM



MASTER BEDROOM



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



FAMILY BATHROOM



**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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