

# MARTIN MASLIN

TODDS HOUSE  
OLD DAIRY LANE  
CHURCH LANE  
STALLINGBOROUGH  
GRIMSBY  
DN41 8AA



Welcome to Old Dairy Lane, a prestigious and private development offering a fine collection of stunning detached homes with bespoke quality and meticulous attention to detail, nestled in the grounds of Wentworth House lying just off Church Lane, one of the most sought after parts of the village. Each property built to the highest calibre is within easy access to the local shops and top rated schools. Todd's house is no exception, a stunning detached dormer bungalow enjoying a good size plot with a South-West facing rear garden. Thoughtfully designed featuring three generous bedrooms and two bathrooms built by local builder CAG Developments LTD. The accommodation briefly includes an attractive oak porch with a welcoming Hallway and staircase, Cloakroom/W.C, a Utility Room, a generous bay fronted Lounge with a fireplace and excellent Living Kitchen/Day Room opening onto the rear garden. Specially designed with a ground floor Bedroom and En Suite, ideal for future proofing with two further Bedrooms and a Bathroom on the first floor. The gardens will be lawned with patios to a high quality finish and fencing screened by a generous paved driveway to ensure private parking. For more information or to arrange a viewing, contact us today!

\*\*Completion Early Spring\*\*

**£375,000**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

The accommodation briefly comprises:-

## GROUND FLOOR

**ENTRANCE HALL**  
(WITH STAIRCASE)

**LOUNGE**  
6.50m (21' 4") x 4.80m (15' 9")

**LIVING KITCHEN/DAY ROOM**  
7.45m (24' 5") x 3.89m (12' 9")

**UTILITY ROOM**  
3.50m (11' 6") x 1.80m (5' 11")

**GROUND FLOOR BEDROOM**  
3.89m (12' 9") x 2.77m (9' 1")

**EN-SUITE**  
3.25m (10' 8") x 1.00m (3' 3")

## FIRST FLOOR LEVEL

**BEDROOM TWO**  
4.09m (13' 5") x 4.09m (13' 5")

**BEDROOM THREE**  
4.09m (13' 5") x 4.09m (13' 5")

**BATHROOM**  
3.50m (11' 6") x 1.65m (5' 5")

## OUTSIDE

Outside the property will occupy a good sized right hand plot with a South facing rear garden and a driveway screened by timber gates.

All measurements are approximate and taken from the architects drawings.





Front Elevation

1:100



Side Elevation

1:100



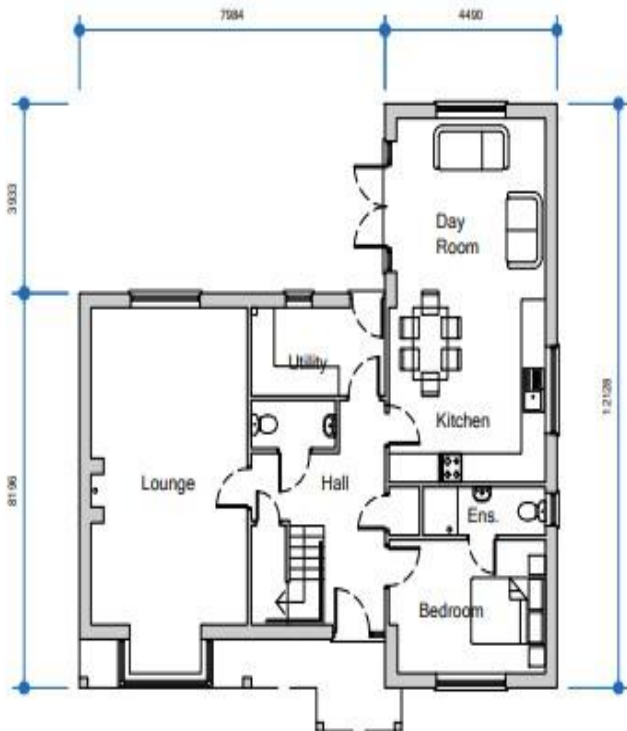
Rear Elevation

1:100

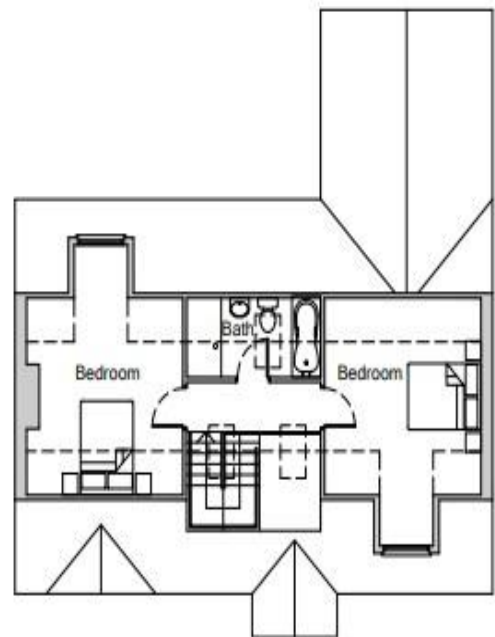


Side Elevation

1:100



Ground Floor Plan



First Floor Plan



# PLOTS 8 AND 9 OLD DAIRY LANE, STALLINGBOROUGH SPECIFICATION SHEET

**All properties will be complete to a bespoke finish by CAG Developments LTD to include the following:**

- Ground floor underfloor heating connected to the Air Source heat pump
- radiators upstairs
- uPVC double glazed windows in a smart cream exterior complemented by a white interior finish
- Smart fitted composite front door with oak porch
- LED lighting
- Flooring included in the kitchen only
- Oak interior doors
- High quality bespoke kitchens from Huws Gray with a choice of design and colour including worktops (upgrade to quartz available upon request).
- Floor to ceiling tiled bathrooms with £30.00 per square meter allowance (upgrades available with separate negotiations).
- Sockets in a brush chrome finish
- Emulsion walls with white skirting boards and architraves
- Front garden landscaped as required with porcelain pathway to front door
- Rear garden landscaped with porcelain patio
- Fitted burglar alarm system and wired smoke alarms
- Outside wall lights and outside tap
- Driveway to be block paved or gravelled
- EV charging points included
- 10 years builders warranty with Equans
- Private road to each property
- Management company will be formed for the development upon completion
- Council Tax to be determined on completion

Whether your house is on the market or awaiting a buyer, you can confidently choose the plot or design by paying a full refundable deposit (terms and conditions will apply).

This will be arranged through the builder and your chosen Solicitor who will provide a plot reservation form. Any further questions or enquiries please contact Stephen Mason at Martin Maslin Estate Agents on 01472 311000

**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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