

# MARTIN MASLIN

**12 HOME PADDOCK  
WALTHAM  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 0JH**



A TRULY SUPERB THREE STOREY DETACHED FAMILY RESIDENCE SET WITHIN 0.25 OF AN ACRE OF BEAUTIFULLY LANDSCAPED GARDENS RESEMBLING ITS OWN PRIVATE PARK. THE STUNNING SPACE INCLUDES AN IMPRESSIVE RECEPTION HALL, THREE RECEPTION ROOMS, A MAGNIFICENT LIVING KITCHEN WITH HIGH VAULTED SUN LOUNGE, FOUR DOUBLE BEDROOMS, TWO BATHROOMS, A SECOND FLOOR FIFTH BEDROOM AND A LARGE, SPACIOUS, ATTACHED DOUBLE GARAGE WITH BLOCK PAVED DRIVEWAY. VIEWING IS HIGHLY RECOMMENDED.

**£595,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Situated in this quiet leafy cul-de-sac laying just off Ings Lane, this magnificent three storey detached family home offers the perfect blend of elegance, comfort and practicality. Set within a quarter of an acre of beautifully landscaped gardens, this property promises a lifestyle of luxury and convenience all within walking distance of the village centre.

Over the years the property has been progressively updated through a select scheme of improvements including an impressive 25 foot family room, a bespoke living kitchen with an additional sun lounge overlooking the garden, a modern bathroom and en suite shower room, quality built in tailored wardrobes by Haagensens and a blend of Amtico and Karndean flooring completes the finishing touches.

On entering one is greeted by a breathtaking Entrance Hall featuring a sweeping dog leg staircase leading to the spacious first floor galleried Landing. The layout has been designed with both style and functionality in mind. The modern Cloakroom is practical whilst double doors open into the large front Sitting Room overlooking the driveway. The Dining Room/Study provides versatile space ideal for formal dining, a work from home space or as an occasional sixth bedroom.

Undoubtedly the heart of the home is the magnificent Living Kitchen extending to an impressive 23 foot in length. This beautifully designed space features solid ash hand painted cabinets combining timeless charm with modern practicality. High quality Neff appliances include an induction hob, overhead extractor fan, an oven, a microwave and warming drawer, dishwasher, full height integrated fridge and a wine cooler for entertaining. The units are complemented by solid granite worktops incorporating a breakfast bar whilst the durable and stylish Amtico flooring flows seamlessly into the Sun Lounge, a bright and inviting space with a high vaulted ceiling and patio doors that open to the rear garden. Beyond the kitchen is an impressive 25 foot extended Family Lounge with French double glazed doors opening onto the rear gardens. In addition there is a well fitted Utility Room which

has an integral door into the Garage and further courtesy door onto the side garden.

At the first floor a galleried Landing serves four character Bedrooms including the superb Principal Bedroom Suite fitted with quality high gloss furniture designed by Haagensens with matching dressing table and drawers, pelmet lighting and a bed head. The ensuite Shower Room is beautifully fitted and tiled with a white suite featuring a floating vanity sink, W.C and shower cubicle. There are three further good sized double bedrooms (two featuring quality built in wardrobes), an impressive fully tiled Family Bathroom with a white suite and walnut furniture featuring a double ended panel bath, vanity unit, toilet and double walk in shower enclosure.

Completing the accommodation is a second floor fifth Bedroom which could be used as a home office with its own private staircase and door from the landing.

Externally, the property stands within beautiful landscaped gardens approaching a quarter of an acre resembling its own private park with shaped lawns and vibrant greenery. Without a doubt this is a gardeners dream featuring a stunning brick pergola which is perfect for outdoor gatherings. A stunning Indian sandstone patio spans the rear of the house. There is a central block paved sun terrace, a great viewing area surrounded by lawns and screened by laurel hedging.

The front of the property provides a seamlessly attached, spacious double brick Garage with an electric door and provides further overhead storage. The front garden is low maintenance with gravel beds and a generous block paved driveway providing plenty of off road parking.

An exceptional family home in an idyllic location offering a lifestyle to cherish whether enjoying the quieter evenings in the sun lounge or entertaining in the garden, this home is a sanctuary where memories are made. EPC Rating - C



# Accommodation

A canopied entrance porch with a light and smart composite front door leads directly into the Reception Hall.

## RECEPTION HALL

**4.60m (15'1") x 4.17m (13'8")**

A beautiful and welcoming hallway where the polished dog leg staircase rises to the first floor galleried Landing. Tastefully decorated with coving to the ceiling, complementary dado rail and a stunning Karndean floor with feature strip. There is a useful built in cupboard and a radiator.



RECEPTION HALL

## CLOAKROOM

A modern white cloakroom with white two piece suite comprising W.C, corner handbasin with tile splashback, a radiator and a quality Karndean floor. There is a uPVC double glazed front window.

## SITTING ROOM

**5.38m (17'8") x 4.14m (13'7")**

Accessed via double bevel glazed doors from the hallway, a lovely and inviting room with a walk in uPVC bay window overlooking the front aspect, the focal point is a stunning fireplace with a marble inlay to an inset gas fire with polished surround. The room is tastefully decorated with ceiling cornice, a dado rail and a radiator.



SITTING ROOM

## DINING ROOM/STUDY

**4.11m (13'6") into bay x 3.17m (10'5")**

A good sized dining room which could also be used as a work from home space or an occasional ground floor bedroom for future proofing. Tastefully decorated with coving to the ceiling, a radiator and a uPVC double glazed side bay window.

## LIVING KITCHEN

**7.01m (23'0") x 3.78m (12'5")**

A fabulous 'L' shaped living kitchen designed by Meanwells of Grimsby displaying a range of solid ash hand painted cabinets in a soft cream finish complemented by granite worktops incorporating a 1.5 bowl cutaway sink with mixer taps and matching upstands and windowsills. The well equipped kitchen includes a range of Neff appliances including an induction hob with designer stainless steel and glass projecting extractor fan, a built in selection of ovens including a microwave, a single oven and warming drawer, a full height integrated fridge, an integrated dishwasher and a built in wine cooler. There are plenty of storage cupboards with wide drawers, a pull out larder cupboard and underlighting to the units. There is a uPVC window overlooking the fabulous rear garden, a designer radiator and a superb high quality Amtico floor flowing effortlessly through into the sun lounge.



SITTING ROOM

## SUN LOUNGE/DINING AREA

**3.20m (10'6") x 2.13m (7'0")**

A lovely dining area with a breakfast bar forming part of the kitchen and a large velux window allowing natural light. There is a double glazed side window and a further sliding patio door giving views and access onto the rear garden.



DINING ROOM/STUDY

## **FAMILY ROOM**

**7.65m (25'1") x 4.14m (13'7")**

Located off the Kitchen, an impressive sized family room overlooking the gardens. Extended in later years by the present owners to provide additional accommodation with two radiators, coving to the ceiling, a uPVC double glazed side window and French double glazed doors opening onto the rear patio.

## **UTILITY ROOM**

**2.24m (7'4") x 2.16m (7'1")**

A good sized utility room fitted with a range of modern base and wall cabinets with deckwash worktops and designer sink with mixer taps. It has attractive tiling to the walls and splashback area, plumbing for an automatic washing machine, a useful built in storage cupboard and a courtesy door leading into the Garage. There is a further uPVC double glazed side door onto the patio and a double glazed window.

## **FIRST FLOOR LANDING**

**5.18m (17'0") x 3.25m (10'8")**

A wonderful size galleried landing with space for freestanding furniture. Tastefully decorated with coving to the ceiling, complementary dado rail, radiator and a uPVC double glazed window overlooking the front aspect. It has a built in airing cupboard housing a hot water tank and a further door with staircase leading to the second floor level.

## **PRINCIPAL BEDROOM ONE**

**4.29m (14'1") x 4.14m (13'7")**

A lovely sized bedroom with high quality bespoke built in furniture by Haagensens. Designed in a high gloss and walnut two tone finish with plenty of storage space, overhead pelmet lighting, two four drawer units (one with matching mirror) and two bedside tables. It has coving to the ceiling, a radiator and a uPVC double glazed front window.

## **ENSUITE SHOWER ROOM**

**2.29m (7'6") x 2.18m (7'2") max**

A superb fully tiled ensuite shower room featuring a wall hung modern vanity unit with pillar style taps and cabinet over, W.C. and a large walk in tile shower with drencher head and pivot opening door. It has a chrome heated towel rail and a uPVC double glazed side window.

## **BEDROOM TWO**

**3.96m (13'0") max x 3.61m (11'10")**

A lovely dual aspect room with coving to the ceiling, two double glazed windows and a radiator.

## **BEDROOM THREE**

**3.96m (13'0") x 3.00m (9'10") to wardrobes**

A superb bedroom overlooking the rear garden. Fitted with a quality range of tailored wardrobes by Haagensens along one wall. Tastefully decorated with coving to the ceiling, a radiator and a uPVC double glazed rear window.

## **BEDROOM FOUR**

**3.48m (11'5") x 2.82m (9'3") to wardrobes**

Another good sized double bedroom with two built in matching wardrobes, coving to the ceiling, a radiator and access to the loft space. It has a uPVC double glazed window overlooking the rear garden.



LIVING KITCHEN



LIVING KITCHEN



SUN LOUNGE/DINING AREA



FAMILY ROOM

## FAMILY BATHROOM

3.23m (10'7") x 2.77m (9'1")

A superb family bathroom forming an 'L' shape, fully tiled with a modern two tone white and walnut suite. Comprising W.C, a built in vanity unit with drawers beneath, panel bath and a large double walk-in shower enclosure with drencher head and Roman sliding door. It has a chrome heated towel rail, recessed spotlights and a uPVC double glazed rear window.

## BEDROOM FIVE

A fabulous second floor bedroom accessed from its own private staircase from the landing. Well designed with a spelled balustrade and viewing area, this room could simply be used as a bedroom or home study with a radiator, two velux windows and a double glazed side window.

## GARAGE

6.05m (19'10") x 5.49m (18'0")

A large attached double garage with power and light and solid fibreglass up and over electric front door. It has two uPVC windows, a courtesy door to the garden and a fully boarded loft space above providing valuable storage.

## OUTSIDE

The property stands in a surprisingly large plot approaching 0.25 of an acre with beautiful well kept gardens. To the front is a generous block paved driveway with raised curb edging and gravel borders. There is plenty of parking on the drive which leads in turn to the garage. A side gate leads into a further block paved courtyard garden with trellising and drying area. Without a doubt in the Agents opinion, the rear garden forms the main attraction of this stunning family home, superbly landscaped resembling its own small private park. A large Indian sandstone patio spans the rear of the property with various pathway meticulously designed around a shaped lawn with additional brick patio and deep inset flower borders. The gardens continue beyond the central block paved sun terrace with a further shaped lawn screened by a mature laurel hedgerow to the perimeter. The gardens enjoy a north westerly facing aspect ideal for enjoying the sunshine from late morning to sunset.

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Baxi central heating boiler located in the garage (installed 2022). The property benefits from uPVC framed double glazing and a security alarm system is installed. The property is under the jurisdiction of the North East Lincolnshire Council and our enquiries indicate the property to be in Tax Band - G. The tenure is Freehold subject to Solicitors verification.

## VIEWING

Viewing is strictly by appointment through the Agents on Grimsby 311000. A video tour can be seen on our Martin Maslin website and Rightmove.

## LOCATION AND AMENITIES

12 Home Paddock is situated just off Ings Lane within walking distance of the village centre and its many local shops and amenities.



LANDING



PRINCIPAL BEDROOM ONE



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



BEDROOM FIVE



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.

**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.



24182



Martin Maslin Estate Agents  
4/6 Abbey Walk  
Grimsby  
North East Lincolnshire  
DN31 1NB  
T: 01472 311000 F: 01472 340200  
E: office@martinmaslinestateagents.co.uk  
www.martinmaslinestateagents.co.uk

M619 Printed by Ravensworth Digital 0191 2303553