

# MARTIN MASLIN

'THE SQUIRRELS'  
87 LOUTH ROAD  
HOLTON-LE-CLAY  
GRIMSBY  
LINCOLNSHIRE  
DN36 5AA



A SUPERB DETACHED FAMILY RESIDENCE STANDING ON A LARGE 1/4 OF AN ACRE PLOT SET BACK FROM THE ROAD WITH PLENTY OF PARKING AND A DETACHED BRICK DOUBLE GARAGE. THIS SPACIOUS FAMILY ACOMODATION INCLUDES TWO RECEPTION ROOMS, AN EXPANSIVE LIVING DINING KITCHEN, A LARGE UTILITY ROOM, FOUR EXCELLENT DOUBLE BEDROOMS AND TWO BATHROOMS. VIEWING IS HIGHLY RECOMENDED.

£399,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Occupying a prime main road position set deep into its plot found in the centre of this popular Lincolnshire village, a superb detached family residence standing on a large plot approaching 1/4 of an acre, ideal for a discerning purchaser seeking a spacious and well appointed family home enjoying a large private rear garden with a generous paved driveway and a detached double brick garage.

The Squirrels has been significantly updated by the present owners in later years by adding a superb two storey double extension to the rear creating an expansive living kitchen complete with a centre island dining area and a large Utility Room. Whilst upstairs both the rear bedroom and bathroom has been redesigned to accommodate todays growing family. Other noteworthy features include a new smart composite front door, replacement uPVC double glazed windows (installed 2020), a modern fitted Kitchen, two stylish Bathrooms, a new central heating boiler (installed in 2018) and a landscaped garden complete with a smart pine cabin (included in the sale). The property is presented in first class condition throughout, decorated in neutral colours with quality carpets and attractive flooring ready to move straight into.

Principal features include a lovely sized hallway with useful storage where the balustrade and spindle staircase rises to a part galleried first floor Landing. There are two good sized reception rooms each enjoying dual aspect garden vistas: including an excellent lounge displaying an eye catching fireplace with limestone surround housing an Optiflame duplex electric remote control stove fire set on a black granite hearth. French doors provide views and access onto the rear garden. Meanwhile across the hall there is an open plan Family Room/Snug which nicely integrates through to the Kitchen.

Undoubtedly the hub of this home is the wonderful kitchen extending to 18'8" by 14'0" featuring a centre island with a solid oak top displaying a range of shaker style cabinets in a natural pebble finish with Neff appliances. The well designed kitchen with its modern tiled flooring nicely accommodates space for a large dining table and six chairs perfect for entertaining. A large adjoining Utility Room creates a practical area with its sink and cloak space and has a Cloakroom with a separate W.C.

A spacious Landing (extending to 15'9" in length) serves four excellent sized double Bedrooms and a large extended family Bathroom. The principal bedroom is fitted with a quality range of Haagensens wardrobes and enjoys its own private en suite shower room with designer built in high gloss furniture and a separate shower cubicle. Meanwhile, the three remaining double bedrooms each enjoy lovely garden vistas. The principle bathroom extends to 16'0" in length refurbished only three years ago with its built in Cranbrook stone furniture, double ended panel bath, vanity unit and walk in shower cubicle.

The property enjoys a broad frontage approached via twin brick pillars opening onto a large extensive block paved driveway, providing ample parking, through double gates in turn lead to the double garage. The front garden is mainly lawned, well stocked with plants and shrubs with hedging and fencing to the perimeters. The rear garden is fabulous, with an extensive lawned rear garden landscaped over the years with an additional vegetable and fruit garden at the far end. It has an attractive Indian sandstone patio with modern paving leading to a pine cabin, a lovely relaxing spot to enjoy during the summer months with its French doors opening onto the south-westerly facing garden. A lovely home on an unparalleled plot. EPC Rating - C.



# Accommodation

The accommodation comprises:-

A canopied entrance porch with an exterior light.

## ENTRANCE HALL

**3.96m (13'0") x 2.44m (8'0")**

A lovely inviting Hallway accessed through a smart composite front door with matching side panel. It has a balustrade and spindle staircase rising to the first floor part galleried Landing with coving to the ceiling. Tastefully decorated the hallway has a radiator and two useful understairs storage cupboards.



ENTRANCE HALL

## LOUNGE

**5.87m (19'3") x 3.66m (12'0")**

An impressive sized room featuring a beautiful central limestone fire surround housing an Optiflame Dimplex electric stove heater set on a black granite hearth. The room is further enhanced by two radiators and is tastefully decorated featuring a uPVC bow window overlooking the front garden and further French double glazed doors giving views and access onto the rear.



LOUNGE

## FAMILY ROOM/SNUG

**3.96m (13'0") x 3.30m (10'10")**

A well positioned room, open plan to the Kitchen and suitable for a variety of uses. Tastefully decorated with coving to the ceiling featuring an electric wall mounted fire, laminate floor and a radiator. It has dual aspect windows to the front and side of the property.



FAMILY ROOM/SNUG

## KITCHEN

**5.69m (18'8") x 4.27m (14'0")**

A lovely sized modern kitchen extended to provide a superb family gathering area forming the heart of the home. Displaying a superb range of shaker style cabinets in a natural pebble finish with matching centre island and wall mounted illuminated glass display cabinets. The kitchen has a comprehensive range of grey textured worktops incorporating a designer Blanco 1.5 bowl sink with a mixer tap further complemented by multi glazed wall tiles. There is underlighting to the units, open displays and a built in bookcase with a solid oak worktop. Built-in appliances comprise an integrated Neff dishwasher, fridge and freezer and a Rangemaster freestanding multi-fuel stove with an overhead extractor fan and light.



KITCHEN

## UTILITY ROOM

**4.52m (14'10") x 1.47m (4'10")**

A large utility room with a range of shaker style cabinets, a Belfast ceramic sink with solid oak butchers block worktops and a mixer tap. There is plumbing for a washing machine, a wall mounted gas central heating boiler, a radiator, a uPVC window, further double glazed door onto the garden and a ceramic tile floor.

## CLOAKROOM

A white two-piece suite comprising a W.C, a hand basin with tile splashback and a uPVC double glazed side window.

## FIRST FLOOR LANDING

4.80m (15'9") x 2.44m (8'0")

With a spelled balustrade, coving to the ceiling, a large built in airing cupboard with shelves and a uPVC double glazed window. There is access to a boarded loft space accessed via a pull down ladder.

## PRINCIPAL BEDROOM ONE

3.89m (12'9") x 3.30m (10'10") MAX

With a range of smart fitted wardrobes by Haagensens along one wall in a light oak finish. Tastefully decorated with coving to the ceiling, a radiator and a uPVC double glazed front window.

## EN-SUITE SHOWER ROOM

A good sized private shower room with fitted high gloss furniture featuring push button W.C, semi recessed wash basin with a mixer tap and tile splashback, a chrome heated towel rail, LVT modern vinyl flooring and a uPVC double glazed window. It has a large walk-in Matki shower cubicle with Aqualisa unit and sliding glass door in a smart chrome finish.

## BEDROOM TWO

3.30m (10'10") x 3.89m (12'9") extending to 19'00"

A lovely sized bedroom forming part of the extension. Tastefully decorated with a fashionable laminate floor, coving to the ceiling, a radiator and a uPVC double glazed window overlooking the large rear garden.

## BEDROOM THREE

3.66m (12'0") x 3.07m (10'1")

A good size double bedroom tastefully decorated with coving to the ceiling, a radiator and a uPVC double glazed window overlooking the rear garden.

## BEDROOM FOUR

3.66m (12'0") x 2.67m (8'9")

Another good sized double bedroom with a built in wardrobe featuring a sliding door, a radiator and a uPVC double glazed window overlooking the front elevation.

## FAMILY BATHROOM

4.88m (16'0") x 2.44m (8'0")

An impressive principal bathroom recently refurbished in the last three years. Featuring a range of built in furniture in a modern stone grey finish comprising W.C, double ended panel bath, built in vanity unit with an offset sink, pillar style tap and a chrome heated towel rail. It has a large walk-in additional shower cubicle with thermostatic shower with glass pivot door, further storage cupboard and an additional radiator. Tastefully decorated with coving to the ceiling, recessed lighting and a uPVC double glazed rear window.

## DETACHED GARAGE

6.25m (20'6") x 4.88m (16'0")

A large double brick garage with twin up and over doors, power and light and overhead storage.

## CABIN

3.78m (12'5") x 2.77m (9'1")

A superb pine cabin ideal for al fresco entertaining with power and light and double glazed windows and French doors onto the garden.



KITCHEN



KITCHEN



UTILITY ROOM



CLOAKROOM

## OUTSIDE

'The Squirrels' is set within an impressive sized garden extending to a 1/4 of an acre accessed via twin pillars onto a generous block paved driveway providing ample parking leading through wrought iron gates in turn to the double garage. The front garden is mainly lawned with deep flower borders and a good sized front hedge boundary. In the Agents opinion, the rear garden forms one of the main attractions with an Indian sandstone patio and an adjoining pathway leading in turn to the pine log cabin. The garden is predominantly laid to lawn, well stocked with plants and shrubs with further vegetable garden and soft fruit area situated at the far end of the garden. The property enjoys a south west facing aspect and is well screened by fencing to the perimeters ensuring privacy for the present owners.

## GENERAL INFORMATION

Mains, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators connected to the Viseman gas central heating boiler (installed December 2018) and the property benefits from uPVC double glazed windows. It falls within the jurisdiction of the East Lindsey District Council and is in Council Tax Band – E. The tenure is Freehold subject to Solicitors verification.



LANDING



PRINCIPAL BEDROOM ONE



PRINCIPAL BEDROOM ONE



EN-SUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE

## VIEWING

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



BEDROOM FOUR



FAMILY BATHROOM



FAMILY BATHROOM



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.



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